



LAMB & CO

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Inspired by property, driven by passion.



TOWER ESTATE, POINT CLEAR BAY, CO16 8NG

OIEO £220,000

Offering breathtaking sea views and direct beach access, this charming two-bedroom detached house in Point Clear Bay, St Osyth, is a rare coastal gem. Perfect for those seeking a tranquil seaside retreat, the property features a bright and airy living space, a modern kitchen, and two well-proportioned bedrooms. The highlight of this home is its stunning rear aspect, where you can step directly onto the beach and enjoy uninterrupted views of the water. Externally, the property benefits from a private outdoor space, ideal for relaxing or entertaining while soaking in the coastal surroundings. A unique opportunity to own a beachfront home—viewing is highly recommended!

- Two Bedrooms
- Sea Views
- No Onward Chain
- Garage & Off Road Parking
- Study/Bedroom Three
- EPC - TBC

UTILITY ROOM

12'4" 5'00" (3.76m 1.52m)



LOUNGE

11'00" 9'8" (3.35m 2.95m)



STUDY/BEDROOM THREE

12'4" 8'9" (3.76m 2.67m)



KITCHEN

12'2" 5'5" (3.71m 1.65m)



GARAGE

12'4" 9'7" (3.76m 2.92m)

BEDROOM TWO

12'3" 10'00" (3.73m 3.05m)



BEDROOM ONE

10'00" 10'00" (3.05m 3.05m)



EN SUITE

9'10" 3'6" (3.00m 1.07m)

OUTSIDE



OUTSIDE REAR

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

Council Tax Band: A

Heating: Electric

Services: Mains

Broadband: Superfast

Mobile Coverage: EE - Likely. Three, O2, Vodafone - Limited

Construction: Part Timber

Restrictions: No

Rights & Easements: No

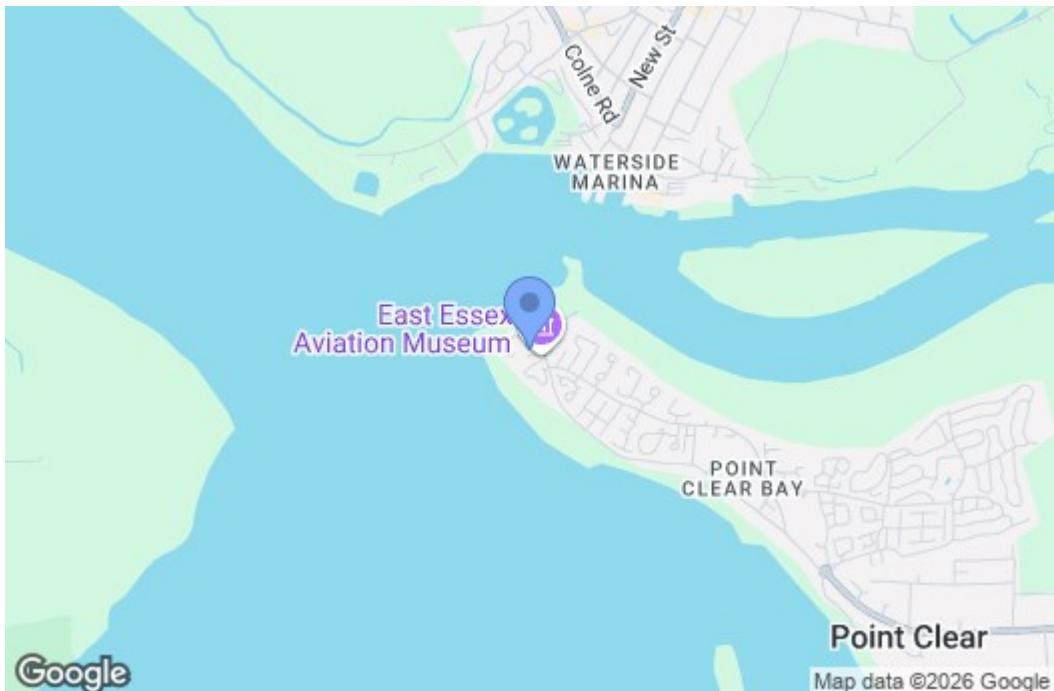
Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: South

Map

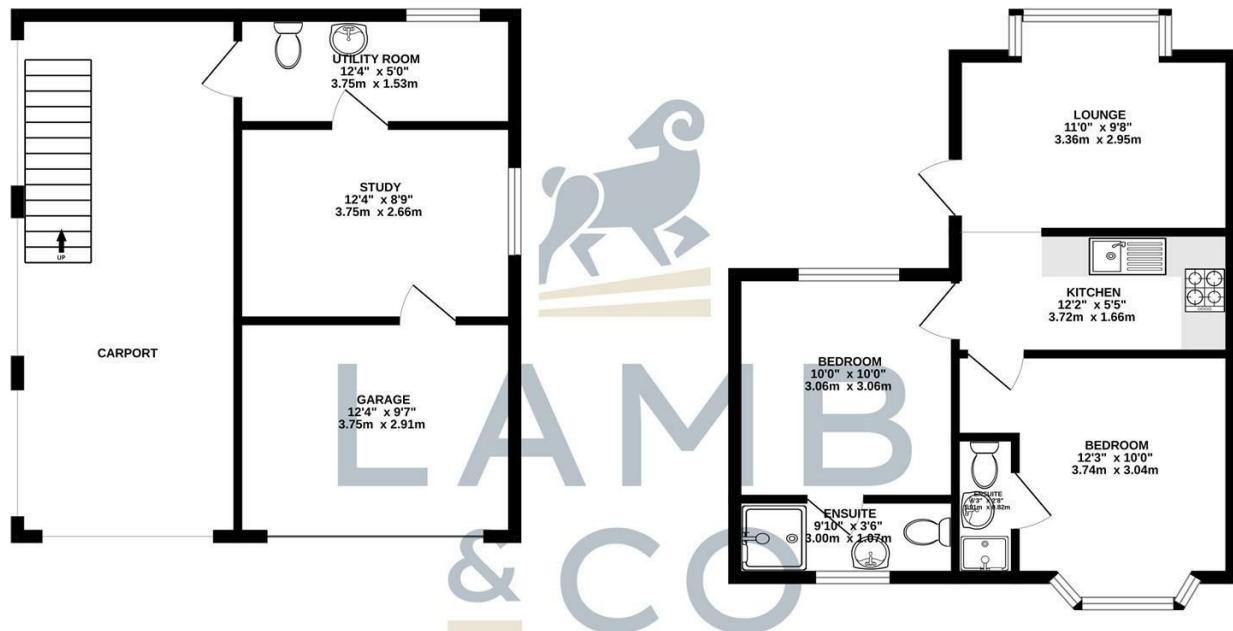


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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