



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



LEAS ROAD, CLACTON-ON-SEA, CO15 1DU

OIEO £450,000

Beautifully styled throughout, this stunning home provides spacious and immaculately presented rooms, epitomising luxury living. With two reception rooms, utility space and an en suite to bedroom one. The attention to detail and thoughtful presentation continues outside with the well-planned and stylishly landscaped garden. Additional benefits include ample off-road parking and a double garage.

- Five Bedrooms
- Off-Road Parking & Garage
- Two Reception Rooms
- En Suite To Bedroom One
- Dressing Room
- EPC C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



BEDROOM ONE

14'5 x 11'2 (4.39m x 3.40m)



EN SUITE

9'5 x 5'3 (2.87m x 1.60m)



DRESSING ROOM

12'4 x 9'6 (3.76m x 2.90m)



BEDROOM FIVE

11'0 x 9'6 (3.35m x 2.90m)



KITCHEN

15'4 x 10'9 (4.67m x 3.28m)



DINING ROOM

11'11 x 9'5 (3.63m x 2.87m)



UTILITY ROOM

7'0 x 5'9 (2.13m x 1.75m)



LOUNGE

15'4 x 13'0 (4.67m x 3.96m)



WC

7'1 x 2'10 (2.16m x 0.86m)



FIRST FLOOR



BEDROOM TWO

14'5 x 11'2 (4.39m x 3.40m)



BEDROOM THREE

14'6 x 9'5 (4.42m x 2.87m)



BEDROOM FOUR

11'11 x 9'6 (3.63m x 2.90m)



BATHROOM

10'9 x 8'3 (3.28m x 2.51m)



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.

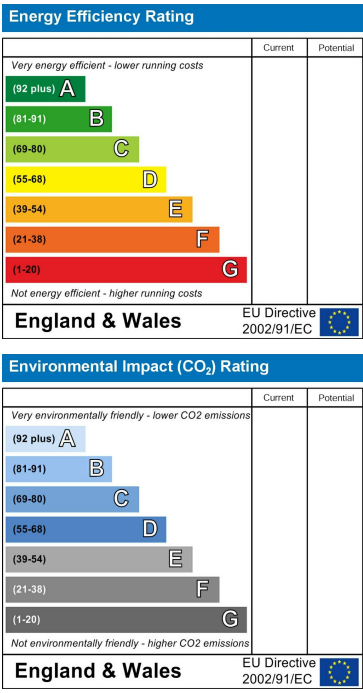
Additional Information Clacton

Council Tax Band: E
Heating: Gas
Seller's Position: Found

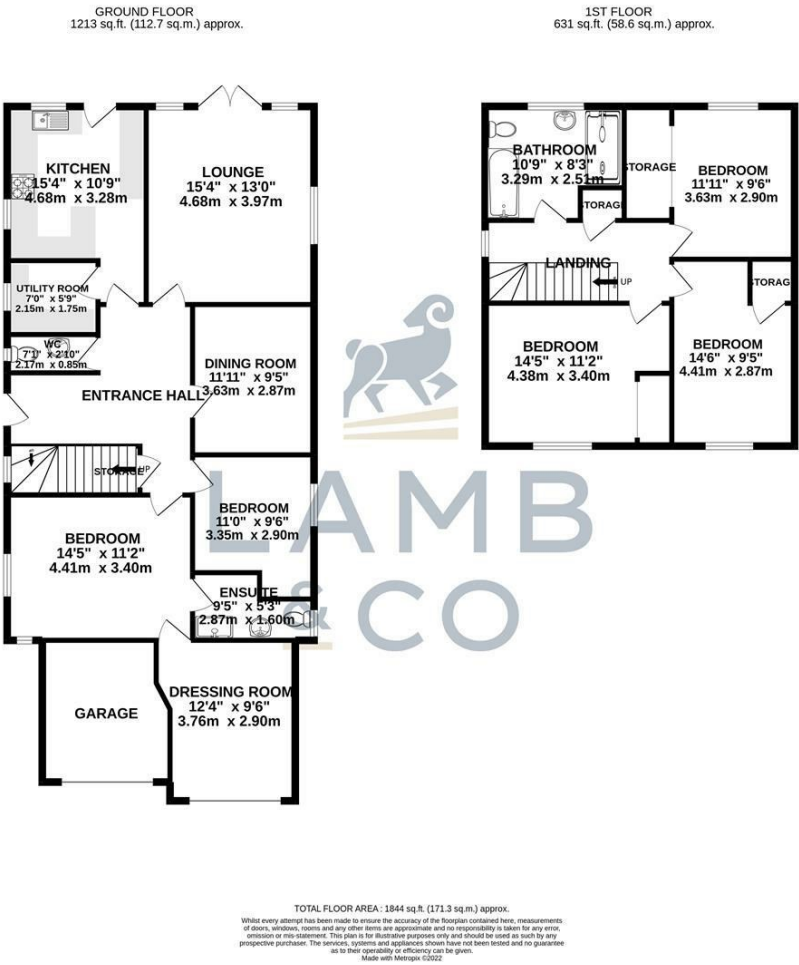
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.