



LAMB & CO

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Inspired by property, driven by passion.



## TOWER ESTATE, POINT CLEAR BAY, CO16 8NG

OIEO £400,000

Offering breathtaking sea views and direct beach access, this charming four-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 4 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!

- Four Bedrooms
- Off Road Parking
- Access To Promenade
- Sea Views
- Solar Panels
- EPC B



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### STUDIO/SALON

12'0" x 10'0" (3.66m x 3.05m )



### HALLWAY



### BEDROOM ONE

12'0" x 10'9" (3.66m x 3.28m )



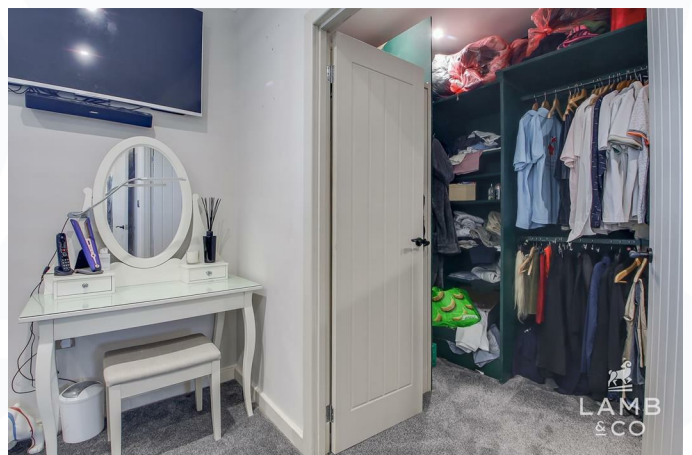
### DAY ROOM

18'0" x 13'0" (5.49m x 3.96m )



### DRESSING ROOM

10'9" x 6'2" (3.28m x 1.88m )



### UTILITY ROOM/STUDY

18'5" x 7'9" (5.61m x 2.36m )

## BATHROOM

10'9" x 6'2" (3.28m x 1.88m )



## KITCHEN/LIVING AREA

24'5" x 18'4" (7.44m x 5.59m )



## BEDROOM TWO

10'9" x 9'0" (3.28m x 2.74m )

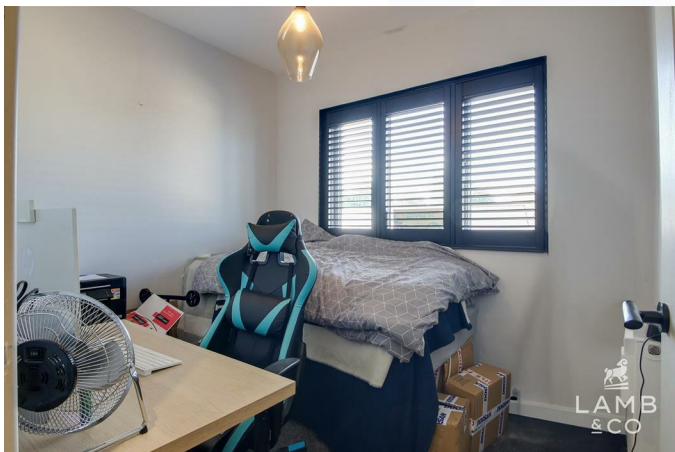


## BALCONY



## BEDROOM THREE

9'1" x 7'8" (2.77m x 2.34m )



## OUTSIDE REAR



## OUTSIDE FRONT



Council Tax Band: A  
Heating: Air source heat pump  
Services: Mains water and electric  
Broadband: Superfast  
Mobile Coverage: Vodafone, EE, O2 and Three  
Construction: Solid brick  
Restrictions: N/A  
Rights & Easements: N/A  
Flood Risk: Low  
Additional Charges: N/A  
Seller's Position: Found onward  
Garden Facing: North

## SEA VIEW



## AML

### ANTI-MONEY LAUNDERING REGULATIONS 2017

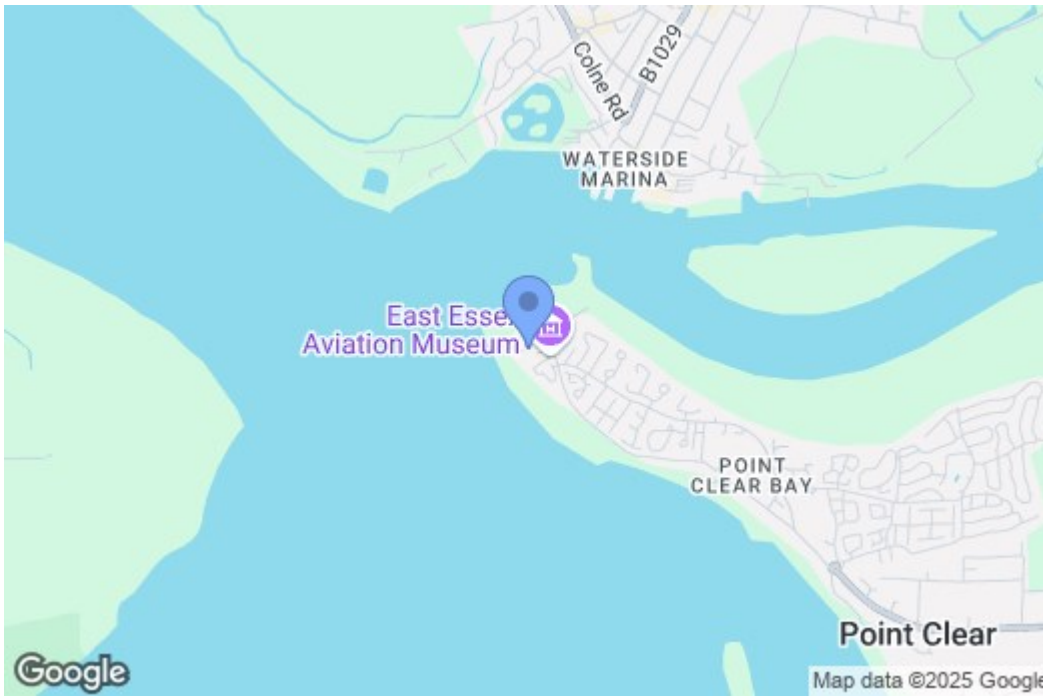
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

### Agents Note Sales

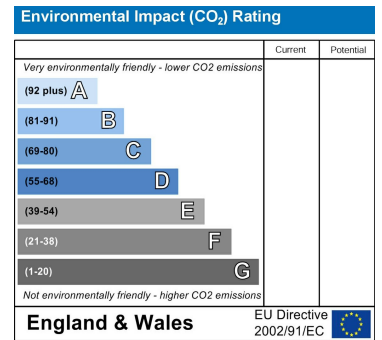
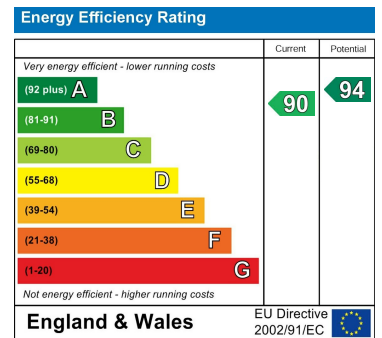
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## Material Information

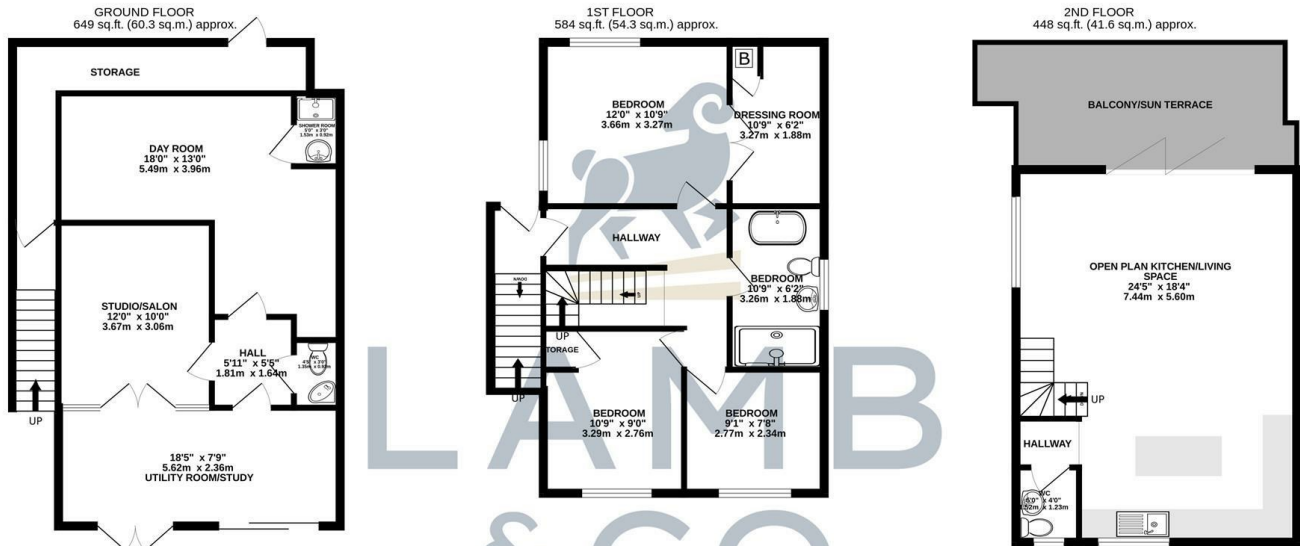
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1681 sq.ft. (156.2 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, 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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