



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



## SEVEN ACRES, ST. JOHNS ROAD, CO16 8HX

PRICE £259,950

Located on the established Seven Acres Luxury Lodge Park in Clacton, this luxury 50ft Prestige lodge is one of the largest on site, offering peaceful field views and professionally decorated interiors throughout. Features include composite decking with glass balustrades and solid oak posts, a large patio area, lockable composite fencing and gate, a fully clad shed with electric point, and parking for 3 cars. Also included are a Bosch washing machine, tumble dryer, and American-style fridge freezer. The lodge is just over 2 years old and presented in excellent condition.

- Two Bedrooms
- 12 Month Licence
- Over 50's
- Fully Cladded Shed With Electric Point
- Parking
- Utility Room



Sales | Lettings | Commercial | Land & New Homes  
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

## GENERAL

Seven Acres Luxury Lodge Park is a peaceful park situated with in easy reach of the beach and all Tending has to offer, Clacton on Sea, St Osyth, Point Clear, Frinton on Sea, approx 20 mins away from the city of Colchester.

Model shown is the Prestige Di Lusso

## SITE FEES

Approximately £3,150 PA

remainder of 2026 has been paid for

## SERVICES

Mains electricity, gas, water and drainage.  
Broadband and telephone- High Speed Full Fibre

## VIEWINGS

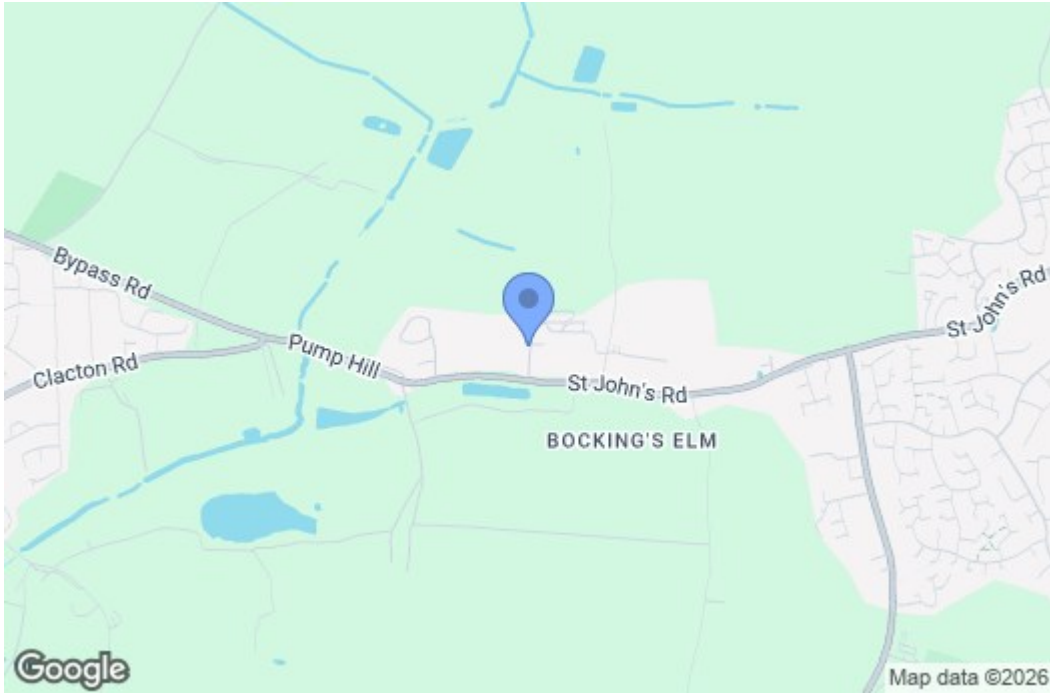
Strictly by appointment. Please call the office to arrange yours.

## COUNCIL TAX

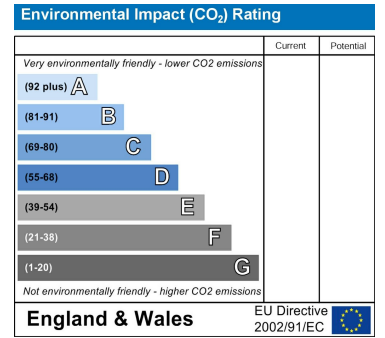
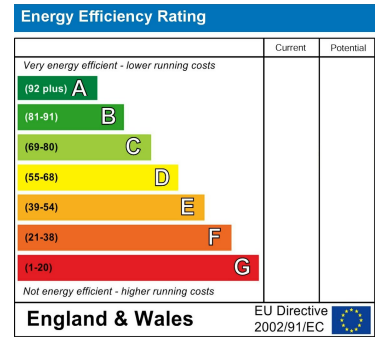
Purchasers can choose to be registered for Council Tax if they wish (Band A), otherwise non-domestic rates are charged at approximately £432.00 PA.



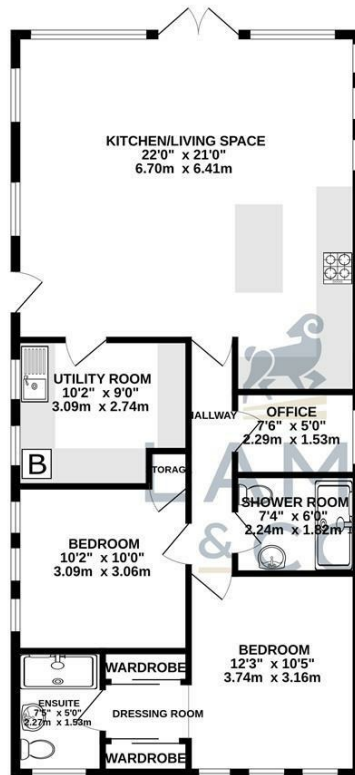
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 954 sq ft (88.7 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 is given as to their operability or efficiency can be given.  
 Made with Metropix ©2025

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.