



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## PORTSMOUTH ROAD, CLACTON-ON-SEA, CO15 1BP

### OFFERS IN EXCESS OF £290,000

Nestled just a short walk from the seafront, this three-bedroom detached home offers an appealing combination of coastal convenience and functional living. While it has been well-maintained by the current owner, the property presents a great opportunity for anyone looking to personalise or upgrade.

- Three Bedrooms
- En Suite
- Garage & Off Road Parking
- South Facing Rear Garden
- Conservatory
- Close To Beach
- EPC - TBC



## ENTRANCE HALL

### W.C

5'6" 3'2" (1.68m 0.97m)



## LOUNGE/DINING ROOM

24'2" 12'3" (7.37m 3.73m)



## KITCHEN

13'00" 7'8" (3.96m 2.34m)



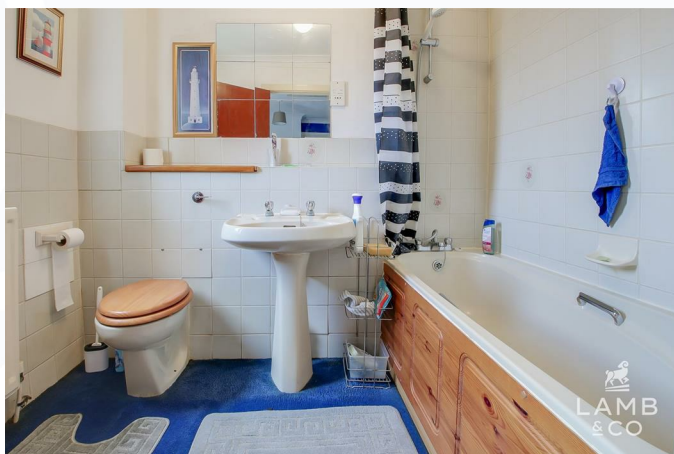
## CONSERVATORY

12'4" 10'9" (3.76m 3.28m)



## BATHROOM

7'6" 5'6" (2.29m 1.68m)



### BEDROOM TWO

12'00" 8'10" (3.66m 2.69m)



### BEDROOM THREE

8'00" 7'9" (2.44m 2.36m)



### BEDROOM ONE

11'8" 11'00" (3.56m 3.35m)



### OUTSIDE



### EN SUITE

8'00" 4'00" (2.44m 1.22m)

### 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: D

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

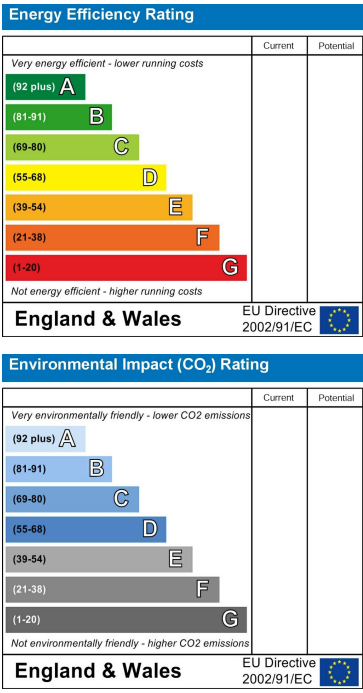
Garden Facing: South



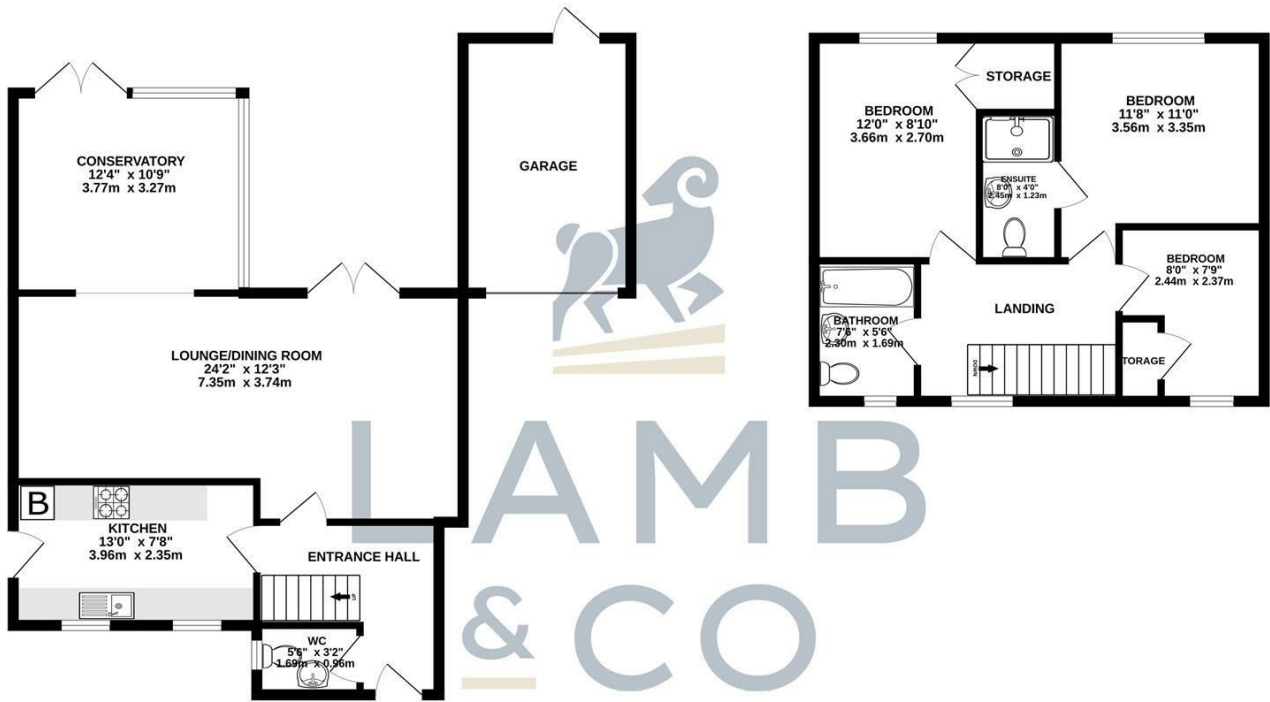
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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