



LAMB & CO

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Inspired by property, driven by passion.



THE STREET, CLACTON-ON-SEA, CO16 9LG

GUIDE PRICE £450,000

Guide Price £450,000 - £475,000. This captivating church has been beautifully converted into a home that feels calm and effortlessly liveable. The arched windows flood the rooms with natural light and add a sense of grandeur to the space.

At the heart of the home, the open plan living/dining room feels both spacious and inviting, and leads to a bright and welcoming kitchen/breakfast room boasting the added convenience of a separate utility room. A ground floor bedroom offers flexibility, while two additional bedrooms sit upstairs beside a striking galleried landing.

- Three Bedrooms
- Utility Room
- Little Clacton
- Garage & Off Road Parking
- Stunning Throughout
- EPC - D

ENTRANCE HALL

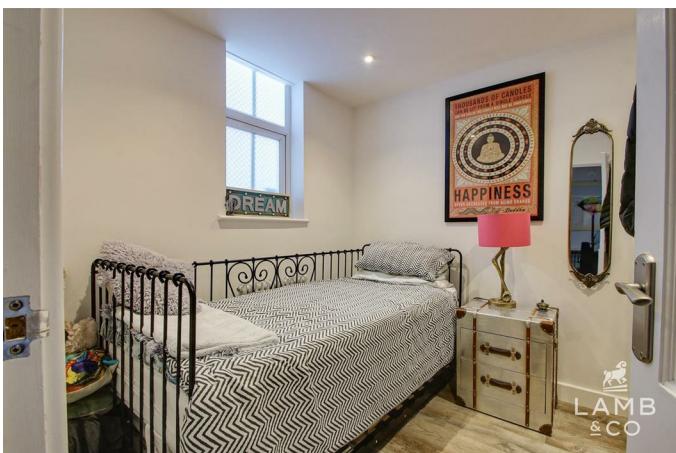
SHOWER ROOM

7'3" 5'2" (2.21m 1.57m)



BEDROOM THREE

8'3" 8'1" (2.51m 2.46m)



LOUNGE/DINING ROOM

21'6" 20'7" (6.55m 6.27m)



KITCHEN/BREAKFAST ROOM

15'5" 14'00" (4.70m 4.27m)



UTILITY ROOM

9'3" 3'8" (2.82m 1.12m)

BEDROOM TWO

14'1" 7'10" (4.29m 2.39m)



BATHROOM

8'3" 5'6" (2.51m 1.68m)



BEDROOM ONE

18'00" 8'00" (5.49m 2.44m)



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: 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

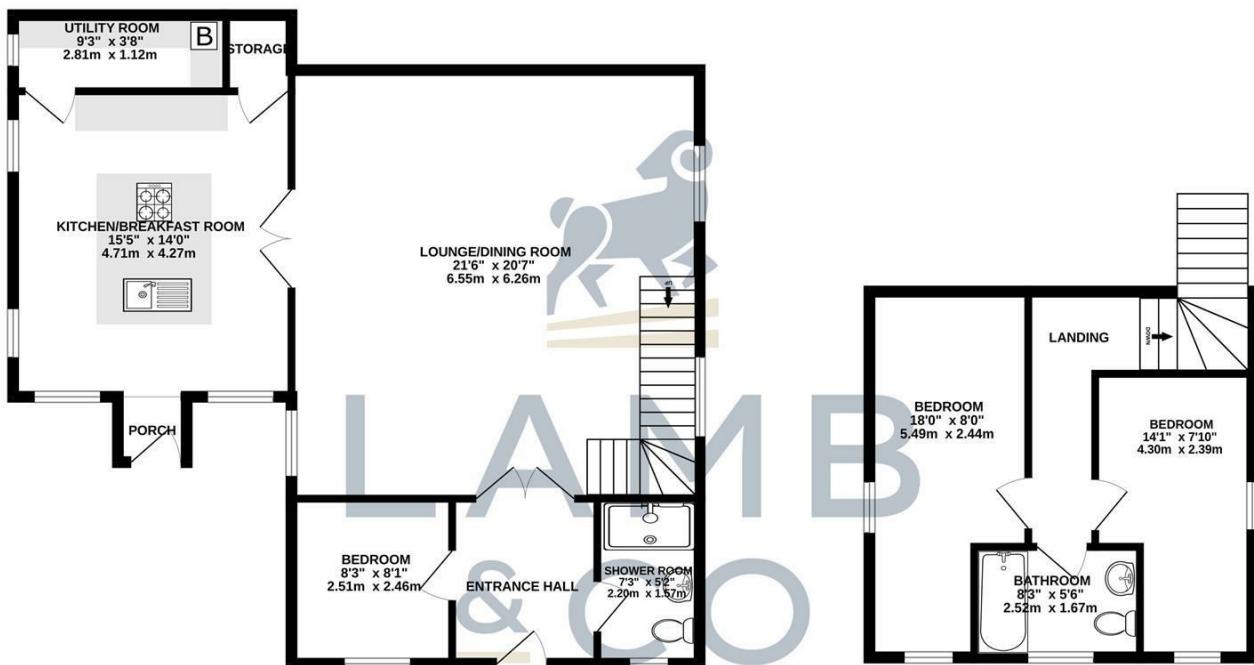


EPC Graphs

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 : 1243 sq.ft. (115.5 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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