



LAMB & CO

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Inspired by property, driven by passion.



LANCASTER GARDENS EAST, CLACTON-ON-SEA, CO15 6QL

GUIDE PRICE £900,000

** GUIDE PRICE £900,000 - £950,000 ** We are proud to present this exceptional detached residence, having undergone a meticulous refurbishment and remodel in recent years it is finished to the highest of specifications. This unique property is truly a 'one-off' in design with accommodation approaching 3,000 Sq Ft (excluding garage & garden room) and benefits from being located in one of the areas most desirable locations, just a stones throw from the beach.

- Exceptional Specification
- 'Gardens' Location Just Off Seafront
- Alarm & CCTV

- Unique Design
- Walled Garden
- Garage & Garden Room with WC

- Approaching 3,000 Sq Ft
- EPC E*
- Three En-Suites

KEY FEATURES

- CCTV & Alarm System
- Landscaped, Walled Garden
- Bespoke Staircase
- Lounge with Curved Bay Window with Shutters & Window Site
- Bespoke Handmade Kitchen by Red Barn Interiors
- Stone Worktops
- NEFF Twin Ovens, Microwave, Coffee Machine, Full Height Fridge & Freezer, Wine Cooler & Dishwasher
- Boiling Water Tap
- Built-in Dining Table & Seating
- Sound System to Kitchen/Family Room with Smart Home Controls
- Unique Shaped Oak Internal Doors
- Amtico Flooring to Lounge & Kitchen/Family Room
- Feature Panelling
- Lusso Stone Bathroom Furniture
- Underfloor Heating to En-Suites
- Garden Room/Office with WC
- Feature Column Radiators

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

24'2" x 14'0" (7.37m x 4.27m)



KITCHEN/FAMILY ROOM

28'5" x 17'6" (8.66m x 5.33m)



MASTER BEDROOM

18'0" x 17'0" (5.49m x 5.18m)



DRESSING ROOM

10'4" x 9'8" (3.15m x 2.95m)



ENSUITE

7'0" x 5'7" (2.13m x 1.70m)



ENSUITE

8'6" x 7'4" (2.59m x 2.24m)



BEDROOM

13'0" x 9'7" (3.96m x 2.92m)



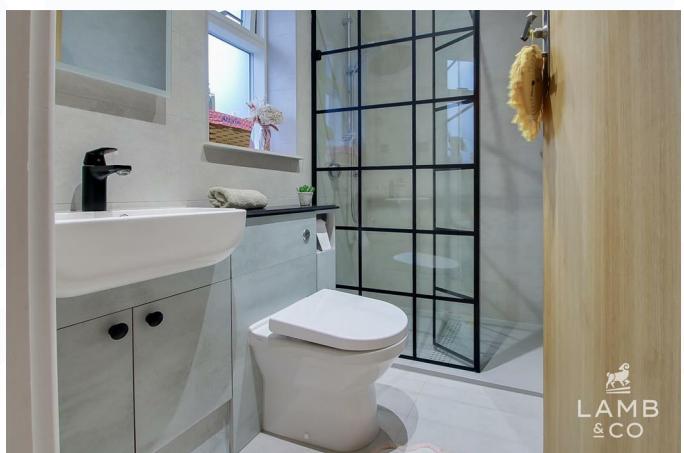
BEDROOM

13'0" x 9'9" (3.96m x 2.97m)



ENSUITE

7'0" x 9'7" (2.13m x 2.92m)



BATHROOM

12'3" x 12'0" (3.73m x 3.66m)



RECEPTION/BEDROOM

39'2" x 18'8" (11.94m x 5.69m)



OFFICE

12' x 7' (3.66m x 2.13m)



OUTSIDE

FRONT



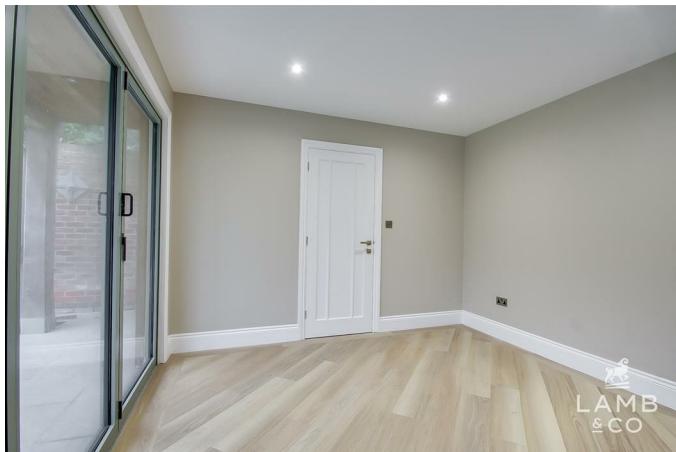
FIRST FLOOR

GARDEN



GARDEN ROOM

14'8" x 11'0" (4.47m x 3.35m)



AERIAL VIEW



MATERIAL INFO

Council Tax Band: G

Heating: Gas central heating

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - N/A

Broadband: Ultrafast Fibre Available (upto 2,000mbps)

Mobile Coverage:

O2 - 73%

EE - 77%

Three - 77%

Vodafone - 75%

Construction: Conventional Cavity Wall

Restrictions: None Known

Rights & Easements: None Known

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: None

Seller's Position: No Onward Chain

Garden Facing: East

Non-Standard Features to note: None

Energy Rating: E* *Since the EPC was carried out improvements have been made which we believe would improve this rating.

AGENT NOTE

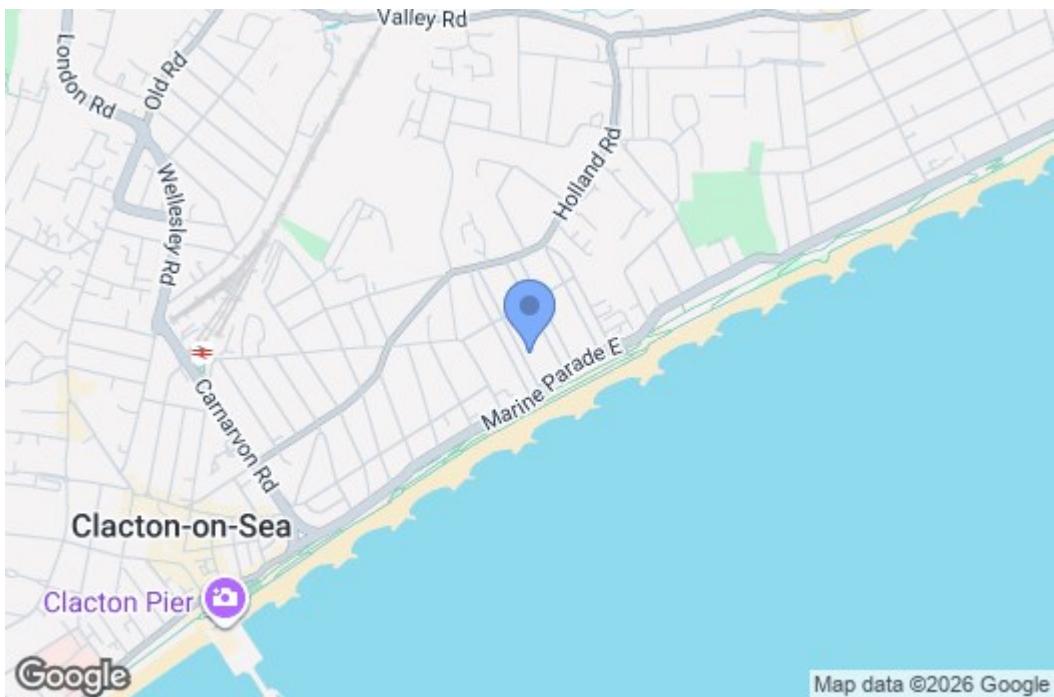
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI MONEY LAUNDERING

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.

Map

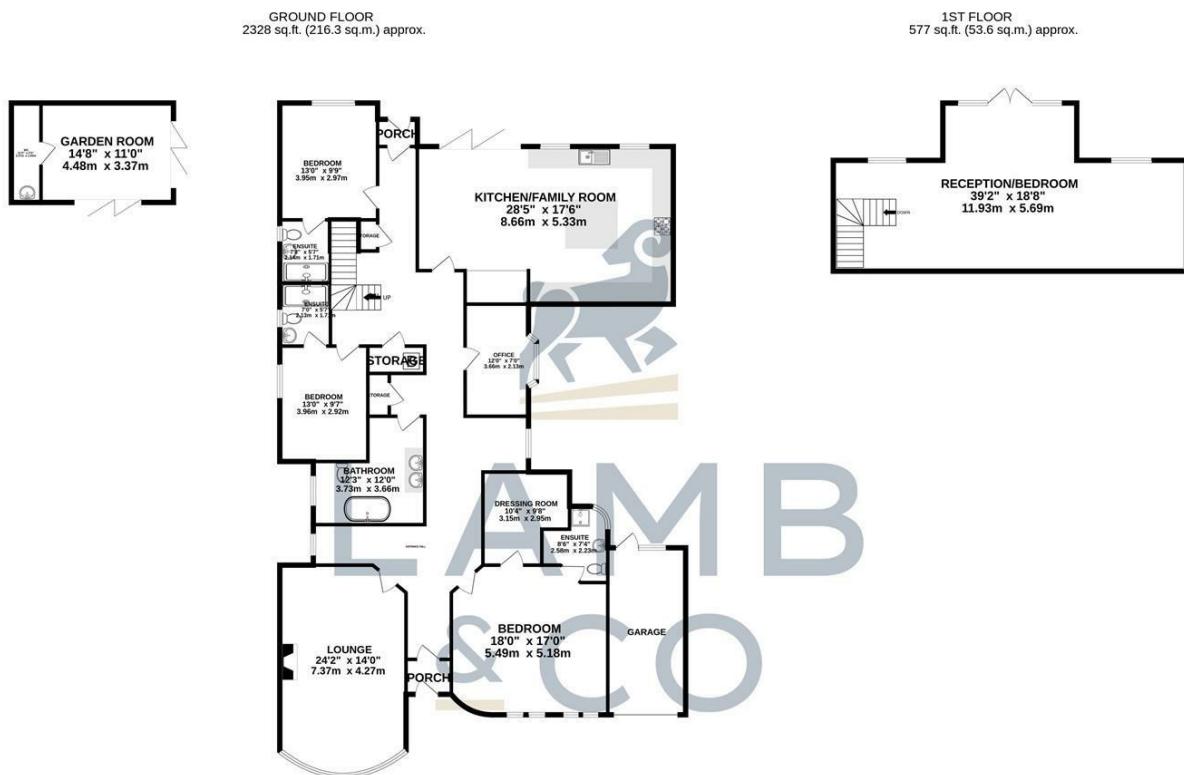


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			54
(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 : 2905sq.ft. (269.9 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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