



LAMB & CO

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Inspired by property, driven by passion.



## CLACTON ROAD, CLACTON-ON-SEA, CO16 9ED

PRICE £650,000

Step into this beautiful detached home, where style meets space and every detail is designed for modern living. Bathed in natural light, the expansive living room and the generous kitchen/living area are perfect for both everyday life and entertaining. Outside, the south-facing garden is a private oasis, featuring a luxurious hot tub and sparkling swimming pool – ideal for relaxing or hosting unforgettable gatherings. Adding even more appeal, a detached outbuilding with full business-use licensing offers incredible flexibility – whether for a home office, studio, or guest accommodation. A rare gem that offers lifestyle, comfort, and endless potential.

- Three Bedrooms
- Beautifully Presented
- Dining Room
- Substantial South Facing Garden
- Weeley
- Outbuilding For Business Use
- Swimming Pool
- EPC - TBC



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## ENTRANCE HALL

## LOUNGE

22'00" 12'00" (6.71m 3.66m)



## DINING ROOM

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

## KITCHEN/LIVING SPACE

28'4" 10'00" (8.64m 3.05m)



## W.C

2'3" x 4'2" (0.70 x 1.28)

## UTILITY ROOM

5'8" 4'3" (1.73m 1.30m)



## SHOWER ROOM

3'0" x 7'0" (0.92 x 2.14)

## BEDROOM ONE

14'8" 9'8" (4.47m 2.95m)



### BEDROOM THREE

11'6" 10'5" (3.51m 3.18m)



### HAIR SALON

10'6" 10'00" (3.20m 3.05m)



### BEDROOM TWO

12'00" 11'00" (3.66m 3.35m)



### W.C

4'4" 2'00" (1.32m 0.61m)

### OUTSIDE



### BATHROOM

7'00" 5'9" (2.13m 1.75m)



## 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.

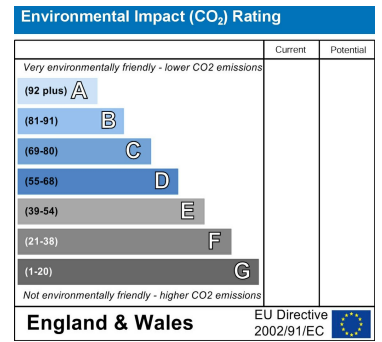
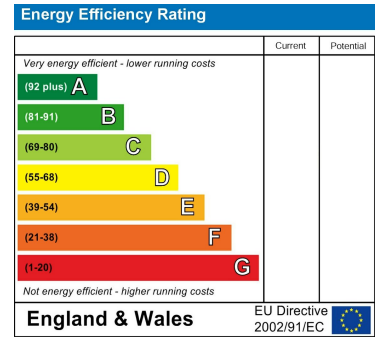
### Material Information

Council Tax Band: D  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: Needs To Find  
Garden Facing: South

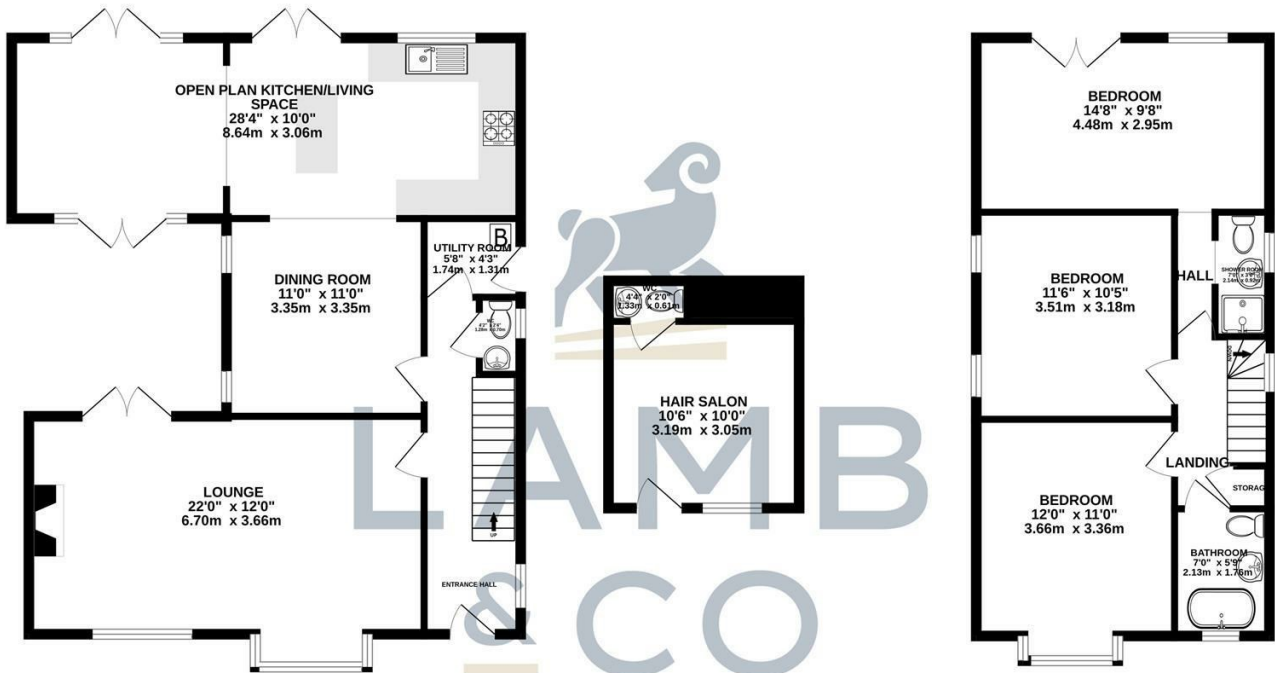
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1488 sq.ft. (138.2 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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