



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich & Manningtree

Spinnels Lane
Wix
Essex CO11 2UJ

01206 635144



HASTINGS AVENUE, CLACTON-ON-SEA, CO15 1XY

OIEO £380,000

Imagine relaxing with a drink on the balcony watching the sun set over SEA VIEWS after a long day. Picture beach days with the family while being able to easily nip back home for those inevitable forgotten essentials.

This family home has it all, with two bathrooms, off-road parking and the addition of a conservatory. No onward chain

- Four Bedrooms
- Balcony
- No Onward Chain
- Off-Road Parking
- Conservatory
- Sea Views
- EPC-C

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

BEDROOM FOUR

6'10x10'03 (2.08mx3.12m)

BEDROOM ONE

7'10x16'04 (2.39mx4.98m)

SHOWER

8'05x4'10 (2.57mx1.47m)

CONSERVATORY

12'01x9'04 (3.68mx2.84m)

FIRST FLOOR

KITCHEN

8'06x10'10 (2.59mx3.30m)

LOUNGE

12'02x20'04 (3.71mx6.20m)

SECOND FLOOR

BATHROOM

6'02x9'03 (1.88mx2.82m)

BEDROOM TWO

12'05x9'03 (3.78mx2.82m)

BEDROOM THREE

10'09x10'10 (3.28mx3.30m)

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

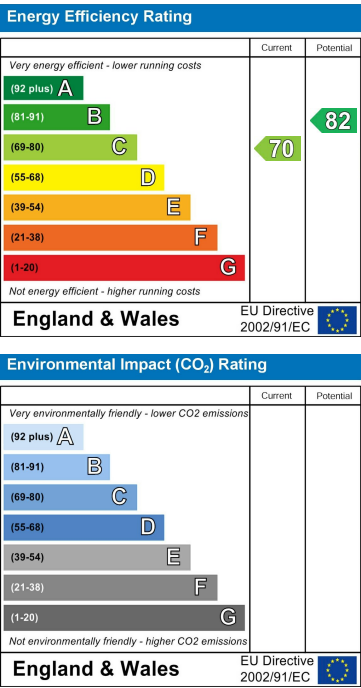
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

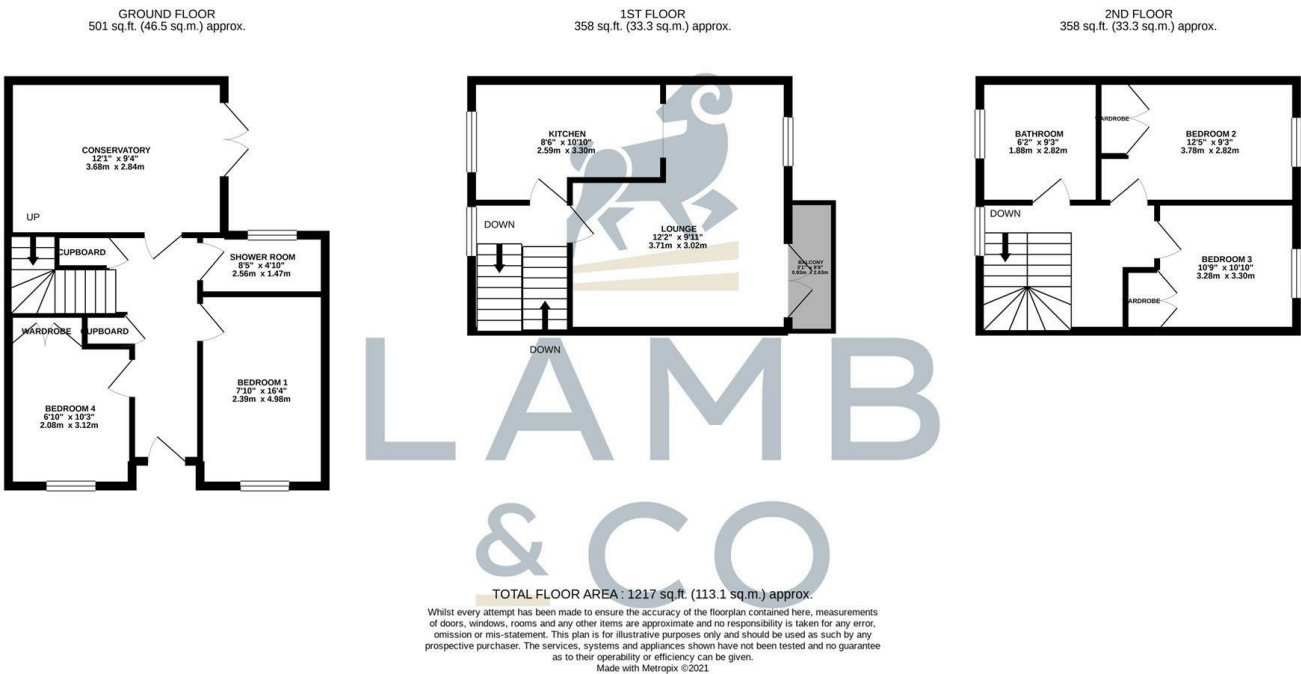
Map



EPC Graphs



Floorplan



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