



LAMB & CO

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Inspired by property, driven by passion.



ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8BS

OIEO £625,000

This beautifully refurbished bungalow with a self-contained annex offers exceptional flexibility, making it an ideal multi-generational home. Finished to a high standard throughout, the property has undergone a complete refurbishment and is presented in turnkey condition.

The main residence benefits from brand-new window shutters throughout, enhancing both privacy and style, while allowing excellent natural light. The contemporary kitchen is fully fitted with brand-new integrated appliances, including a new washing machine and dishwasher, as well as built-in Neff microwave and oven, creating a sleek and practical space for everyday living and entertaining.

- Five/Six Bedrooms
- Renovated Throughout
- Annex & Workshops
- Generous Garden
- Utility Room
- EPC D



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

19'6" x 13'0" (5.94m x 3.96m)



KITCHEN/DINING ROOM

20'2" x 13'0" (6.15m x 3.96m)

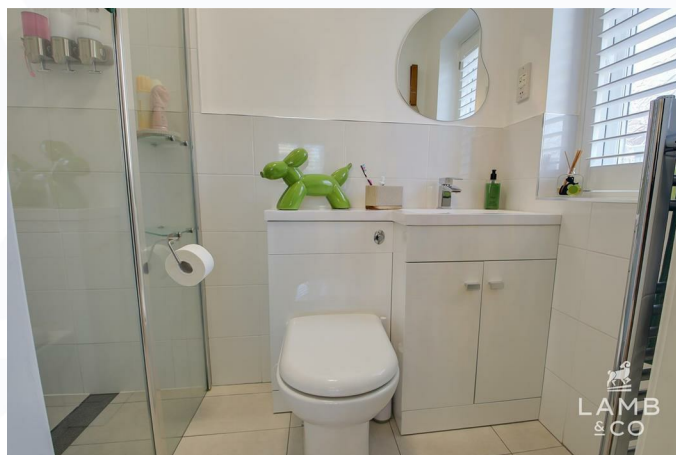


BEDROOM ONE

13'0" x 11'3" (3.96m x 3.43m)



ENSUITE



BEDROOM TWO

13'0" x 10'9" (3.96m x 3.28m)



ENSUITE

7'9" x 2'7" (2.36m x 0.79m)



BATHROOM

7'7" x 7'7" (2.31m x 2.31m)



BEDROOM FOUR

12'3" x 11'0" (3.73m x 3.35m)



BEDROOM THREE

12'3" x 10'11" (3.73m x 3.33m)



BEDROOM FIVE/UTILITY ROOM

10'5" x 6'4" (3.18m x 1.93m)



CONSERVATORY

12'0" x 9'0" (3.66m x 2.74m)



ANNEX CONSERVATORY

11'5" x 10'0" (3.48m x 3.05m)



LOFT ROOM

16'0" x 12'3" (4.88m x 3.73m)



ANNEX BEDROOM

19'0" x 12'7" (5.79m x 3.84m)



ANNEX LIVING ROOM

21'0" x 19'3" (6.40m x 5.87m)



ANNEX ENSUITE



ANNEX KITCHEN

18'9" x 5'2" (5.72m x 1.57m)



GARAGE/WORKSHOP ONE

31'7" x 17'8" (9.63m x 5.38m)

GARAGE/WORKSHOP TWO

35'6" x 19'2" (10.82m x 5.84m)

OUTSIDE FRONT



OUTSIDE REAR



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.

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.

Material Information

Council Tax Band: C

Heating: Gas - LPG to Annex

Services: Mains electric and water

Broadband: Superfast

Mobile Coverage: EE, O2, Three & Vodafone

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

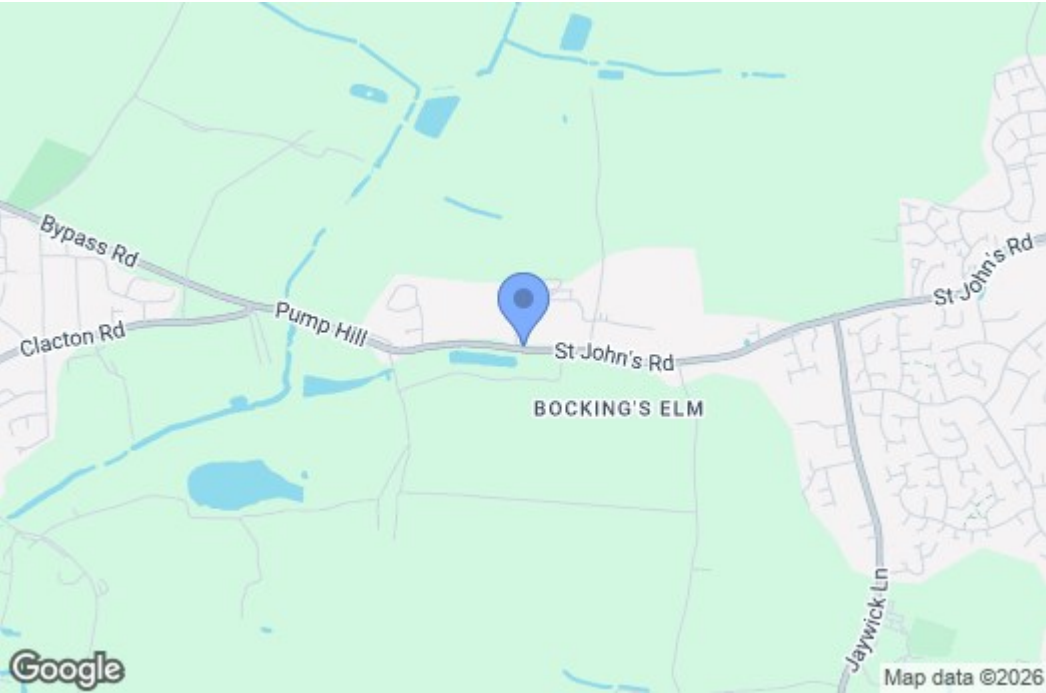
Flood Risk: Surface water - Very low. Rivers & sea - Very low.

Additional Charges: N/A

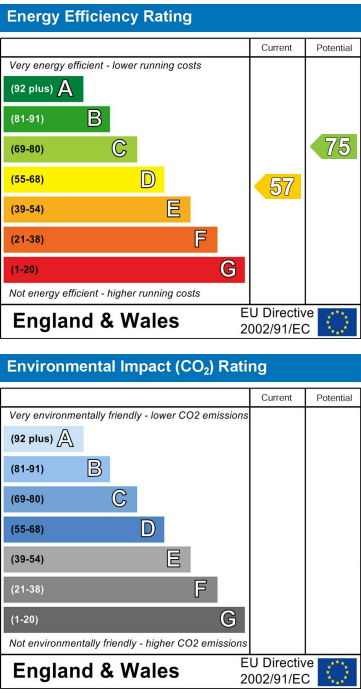
Seller's Position: Need to find

Garden Facing: North

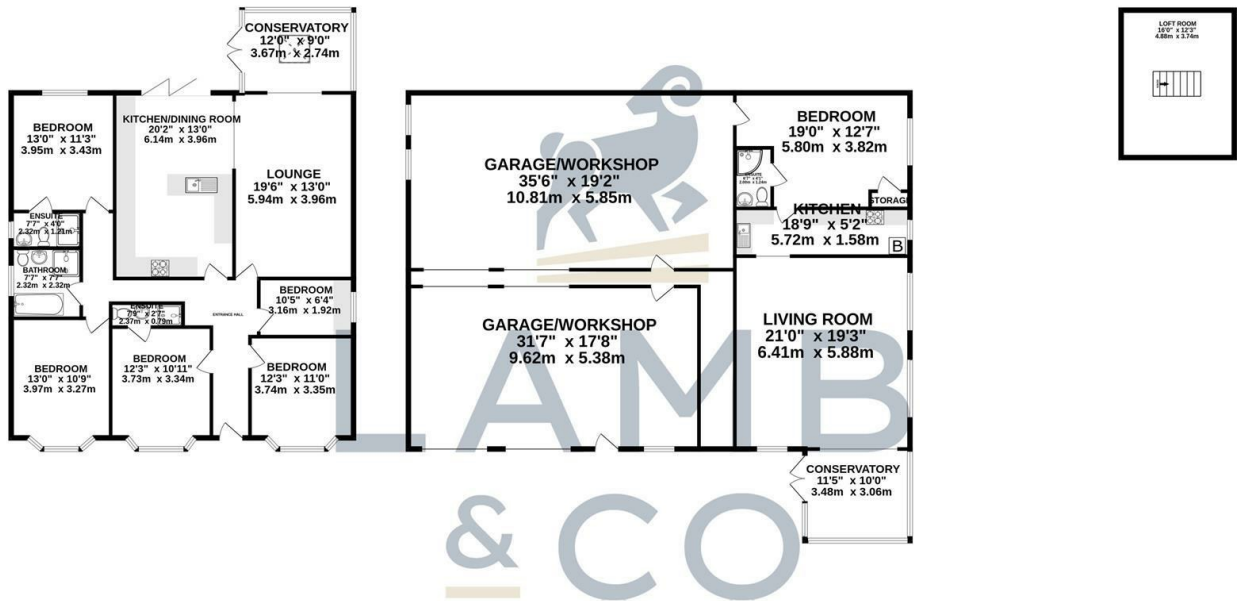
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 3942 sq.ft. (366.2 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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