



LAMB & CO

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Inspired by property, driven by passion.



## EASTERN PROMENADE, POINT CLEAR BAY, CO16 8LG OFFERS IN EXCESS OF £675,000

A unique opportunity to purchase a prestigious southwest facing beachfront property, enjoying an uninterrupted and elevated position overlooking the beach from both floors. Recently completely refurbished to a very high standard, this striking family home offers pure escapism, tranquillity and comfort.

- Four Bedrooms & Dressing Room
- Bifold Doors on Both Floors
- Mooring Rights & Privately Owned Beach
- Luxurious Master Suite with En Suite & Sea Views
- Air Conditioning
- Parking for Multiple Cars & EV Charging Point
- Expansive Terrace & Decking Areas
- CCTV, Alarm Systems & Security Lighting with Remote Monitoring
- Large Storage Shed



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### BEDROOM THREE

12'7" 10'3" (3.84m 3.12m)



### BEDROOM FOUR

9'10" 9'7" (3.00m 2.92m)



### SHOWER ROOM

10'8" 6'00" (3.25m 1.83m)



### GUEST CLOAKROOM

5'3" 3'11" (1.60m 1.19m)



## KITCHEN

19'0" 10'8" (5.79m 3.25m)



## DRESSING ROOM

7'9" 7'6" (2.36m 2.29m)



## LIVING ROOM

16'4" 12'4" (4.98m 3.76m)



## BEDROOM ONE

16'10" 14'5" (5.13m 4.39m)



## BEDROOM TWO

24'9" 10'2" (7.54m 3.10m)



## EN SUITE

9'10" 7'6" (3.00m 2.29m)



**BALCONY**

**OUTSIDE**

**OUTSIDE REAR**

**REAR ASPECT**

**OUTSIDE FRONT**

### **Additional Information**

EPC: C

Council Tax Band: B

Heating: Calor Gas

Services: Mains Electrics

Broadband: Superfast

Mobile Coverage: Limited

Construction: Part Conventional/Part Timber

Restrictions: None

Rights & Easements: None

Flood Risk: Low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: South West

### **Agents Note Sales**

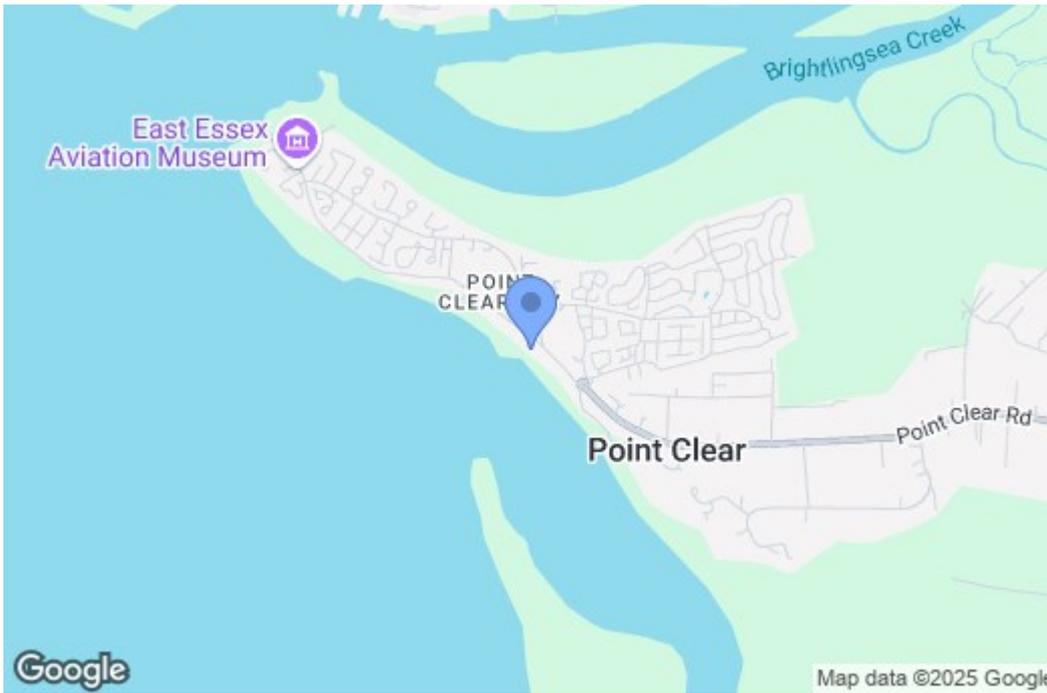
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### **AML**

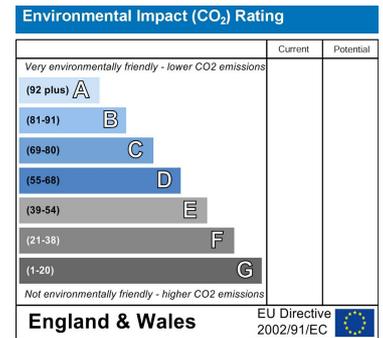
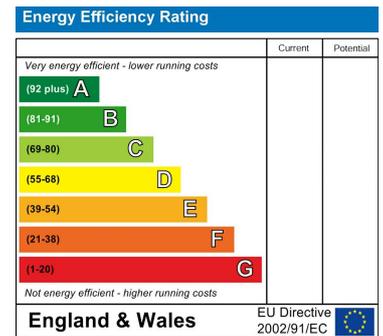
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

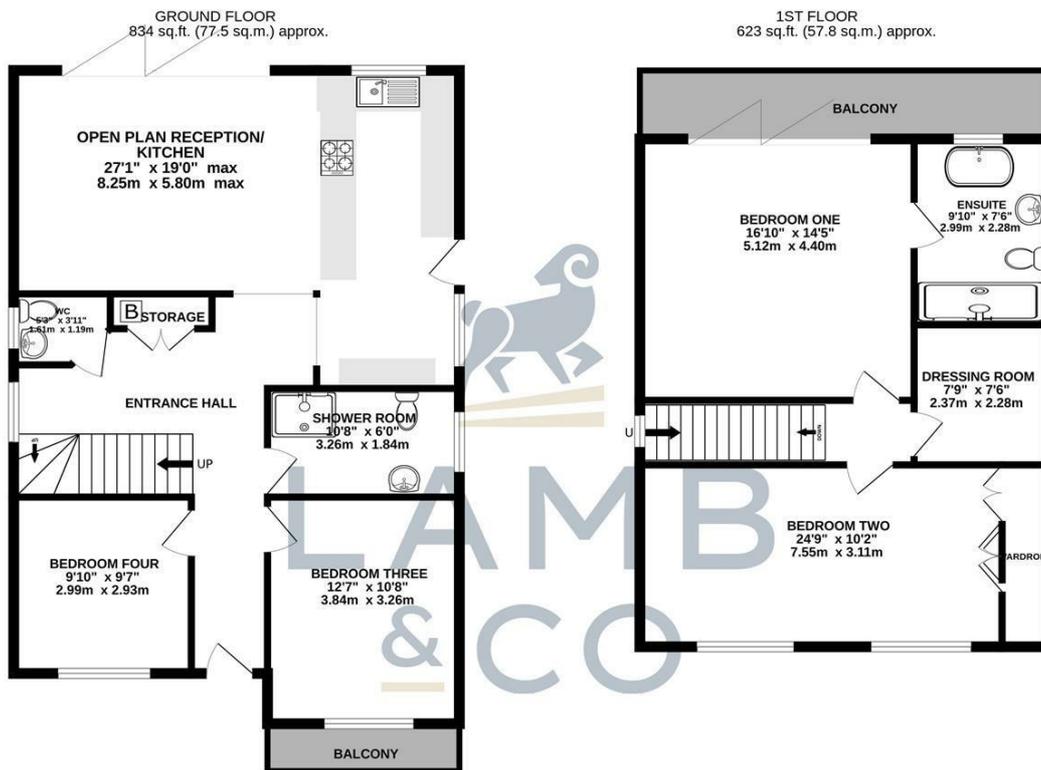
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1614sq.ft. (149.9 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.