



LAMB & CO

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THIRD AVENUE, CLACTON-ON-SEA, CO15 5AP

PRICE £475,000

A beautifully styled home occupying a prime position in the sought-after East Clacton area, opposite Eastcliff recreation ground and just a short stroll from the seafront. Beyond its attractive exterior, the property opens into two generous reception rooms and a convenient cloakroom. At the rear of the home lies a stunning kitchen/breakfast room, featuring a vaulted ceiling – the perfect setting for family life and social gatherings.

Upstairs, the first floor hosts two spacious double bedrooms, a single bedroom, and a modern family bathroom. The top floor is dedicated to a luxurious primary suite, complete with an en suite bathroom and thoughtfully designed for privacy and tranquillity.

- Four Bedrooms
- En Suite to Primary Bedroom
- Garage & Driveway
- Two Reception Rooms
- Ground Floor Cloakroom
- Opposite Playing Fields
- Generous Kitchen/Breakfast Room
- EPC D
- Utility Room



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALL



DINING ROOM

16'3 x 13'0 (4.95m x 3.96m)



LOUNGE

17'7 x 12'0 (5.36m x 3.66m)



BREAKFAST ROOM

13'5 x 9'0 (4.09m x 2.74m)



KITCHEN

14'4 x 12'8 (4.37m x 3.86m)



UTILITY ROOM

8'8 x 5'9 (2.64m x 1.75m)



BATHROOM

8'0 x 7'8 (2.44m x 2.34m)



WC

8'7 x 5'9 (2.62m x 1.75m)



BEDROOM TWO

15'0 x 12'3 (4.57m x 3.73m)



FIRST FLOOR LANDING



BEDROOM THREE

13'5 x 12'0 (4.09m x 3.66m)



BEDROOM FOUR

7'10 x 7'8 (2.39m x 2.34m)



EN SUITE

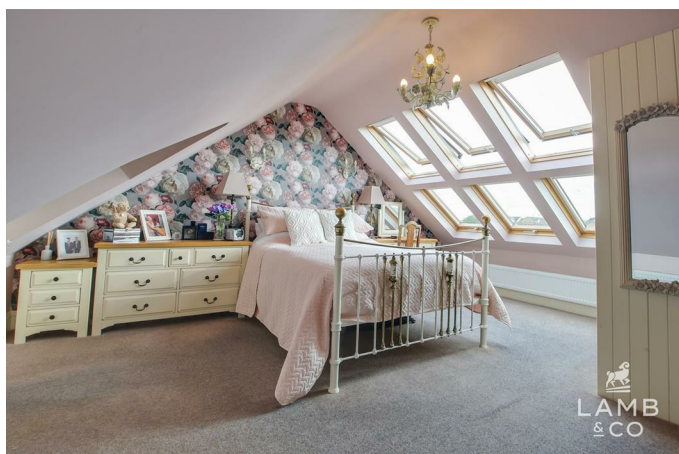
6'1 x 6'1 (1.85m x 1.85m)



SECOND FLOOR LANDING

BEDROOM ONE

16'7 x 15'1 (5.05m x 4.60m)



REAR GARDEN



REAR ASPECT



GARAGE

19'4 x 9'2 (5.89m x 2.79m)

Material Information

Council Tax Band: D

Heating: gas central

Services: mains

Broadband: Ultrafast

Mobile Coverage: O2 good; Three, Vodafone & EE likely

Construction: conventional

Restrictions: has restrictive covenants

Rights & Easements:

Flood Risk: very low

Additional Charges: none

Seller's Position: need to find

Garden Facing: west

Agents Note Sales

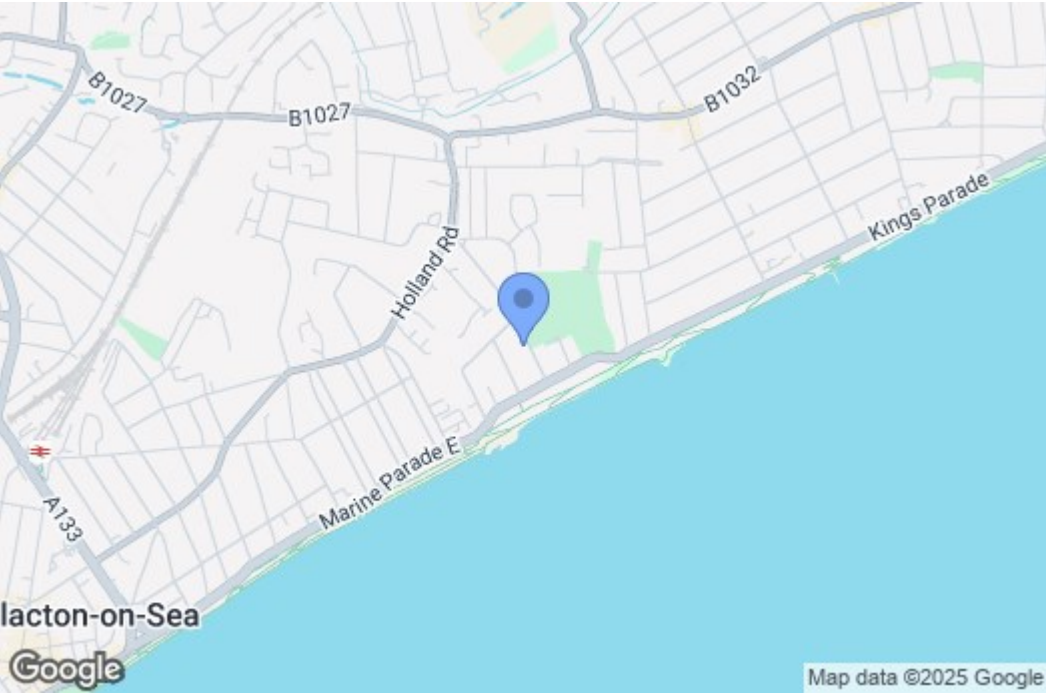
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

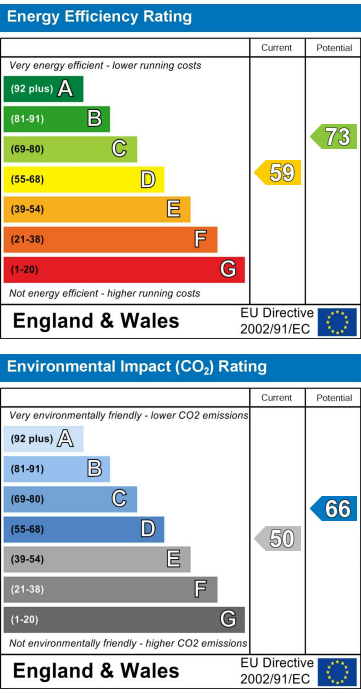
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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 : 1928 sq.ft. (179.1 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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