



LAMB & CO

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Inspired by property, driven by passion.



SELSEY AVENUE, CLACTON-ON-SEA, CO15 1NQ

PRICE £400,000

Just steps from the beach with stunning sea views from the balcony, this spacious three-bedroom property offers coastal living at its finest. The home features two reception rooms, providing flexible living and entertaining space, alongside a ground floor shower room and a separate family bathroom. Outside, the property benefits from off-road parking and a garage, adding convenience to this desirable seaside home. Sold with no onward chain.

- Three Bedrooms
- Off-Road Parking & Garage
- Sea Views
- No Onward Chain
- Two Reception Rooms
- EPC-C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

BEDROOM THREE

10'5 x 6'9 (3.18m x 2.06m)



GARAGE

SHOWER ROOM

8'7 x 5'0 (2.62m x 1.52m)



FIRST FLOOR



KITCHEN

10'2 x 8'6 (3.10m x 2.59m)



DINING ROOM

10'1 x 8'7 (3.07m x 2.62m)



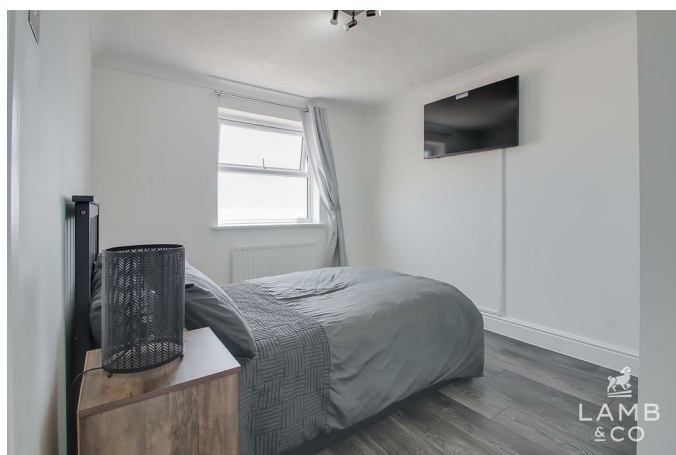
LOUNGE

12'9 x 12'0 (3.89m x 3.66m)



BEDROOM TWO

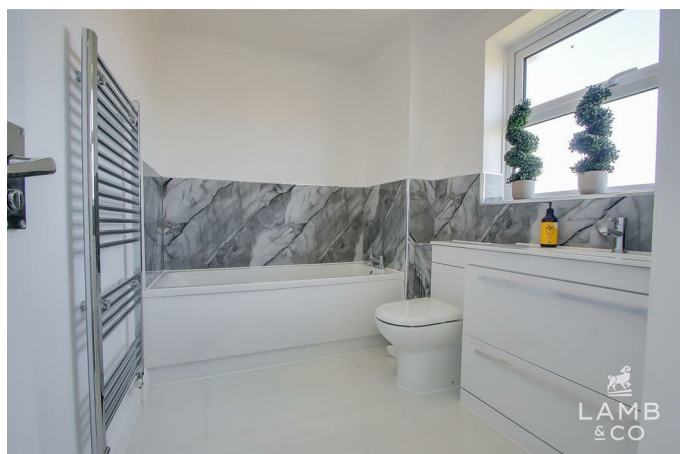
12'3 x 9'3 (3.73m x 2.82m)



SECOND FLOOR

BATHROOM

9'3 x 6'4 (2.82m x 1.93m)



BEDROOM ONE

11'0 x 10'9 (3.35m x 3.28m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: D

Heating: Gas

Services: Mains water & electric

Broadband: Ultrafast

Mobile Coverage: EE 80%, Three 79%, Vodafone 81% & O2 74%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Rivers & sea: Medium & Surface water: Very low

Additional Charges: N/A

Seller's Position: No onward chain

Garden Facing: North

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.

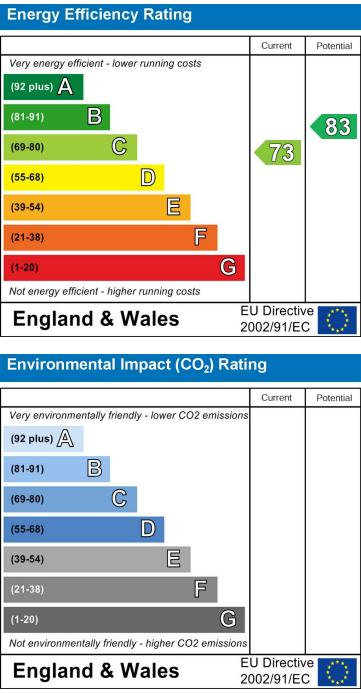
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ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

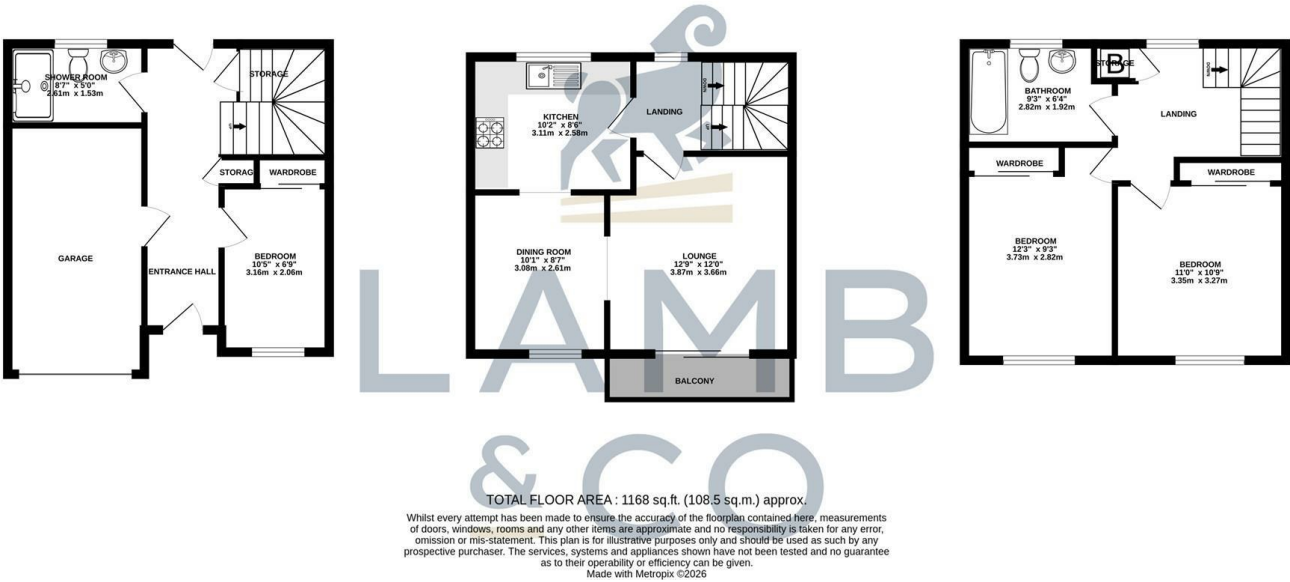
Map



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.