



Lavender Leas West Road, Clacton-On-Sea CO15 1AG

welcome to

Lavender Leas West Road, Clacton-On-Sea

CLOSE TO SEAFRONT - OPEN TO OFFERS - Situated within a half mile of Martello beach, this impressive and notable property features five bedrooms and three reception rooms. Approached via an in and out driveway and complimented by a garage. Internally the property is well presented.





Ground Floor



First Floor

Cloakroom

7' 1" x 3' 3" (2.16m x 0.99m)

Lounge

15' 3" x 11' 11" (4.65m x 3.63m)

Dining Room

12' 9" x 10' 6" (3.89m x 3.20m)

Reception Room 3

17' 7" x 12' 1" (5.36m x 3.68m)

Kitchen

9' 2" x 8' 9" (2.79m x 2.67m)

Landing

Bedroom 1

15' 8" x 14' 2" (4.78m x 4.32m)

Bedroom 2

13' 6" x 11' 11" (4.11m x 3.63m)

Bedroom 3

10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom 4

9' 4" x 8' 2" (2.84m x 2.49m)

Bedroom 5

9' 10" x 9' (3.00m x 2.74m)

Bathroom

Garage

Front Garden

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Lavender Leas West Road, Clacton-On-Sea

- Five Bedrooms
- Three Reception Rooms
- Close To Seafront
- Garage and Off Road Parking
- Original Features

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS309168



Property Ref:
CTS309168 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01255 221212



clactononsea@williamhbrown.co.uk



64 Station Road, CLACTON-ON-SEA, Essex,
CO15 1SP



williamhbrown.co.uk