



# BLAKE & THICKBROOM



**LULWORTH CLOSE,  
CLACTON-ON-SEA, ESSEX, CO15 1XP  
£292,500 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this linked detached family house situated on the highly regarded Martello Bay development. The property is conveniently located within a short walk of Clacton's regenerated seafront and beaches. The property is being offered for sale with no onward chain and an early inspection is warranted to avoid missing out.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West, passing the Toby carvery on the left and follow the road around leading into West Road. Second turning on the left into Hastings Avenue. At the roundabout take the third exit into Selsey Avenue. First right into Dawlish Road, first left into Lulworth Close and the property can be found on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* THREE BEDROOMS \* 16' x 15'3 LOUNGE \*

\* 8'8 x 8'6 DINING ROOM \* 14'11 x 6'2 KITCHEN \* 13'4 x 8'8 CONSERVATORY \*

\* UTILITY AREA \* GROUND FLOOR CLOAKROOM \*

\* MODERN SHOWER ROOM \* GARAGE & OFF ROAD PARKING \*

\* DOUBLE GLAZING \* GAS HEATING \* NO ONWARD CHAIN \* SOLE AGENTS \*

**FIRST FLOOR BEDROOM ONE:** 12'6 (3.81m) x 8'6 (2.59m)

Radiator, built in wardrobes, replacement double glazed window to rear.

**BEDROOM TWO:** 11'0 (3.35m) x 8'6 (2.59m)

Radiator, built in wardrobes, replacement double glazed window to front.

**BEDROOM THREE:** 7'6 (2.29m) x 6'5 (1.96m)

Radiator, replacement double glazed window to front.

**SHOWER ROOM:**

Modern shower suite comprising double width shower tray with sliding doors, low level WC, vanity wash basin with cupboards under, radiator, fully tiled walls, tiled flooring, wall mounted cupboards. Replacement double glazed window to rear.

**FIRST FLOOR LANDING:**

Built in airing cupboard, access to loft, doors to all rooms, stairs to ground floor lounge.

**ENTRANCE PORCH:** 16'0 (4.88m) x 15'3 (4.65m)

Double glazed entrance door to entrance porch, radiator, door to ground floor cloakroom, further door to lounge.

**GROUND FLOOR CLOAKROOM:**

Fitted with low level WC, vanity hand wash basin, radiator, replacement double glazed window to front.

**LOUNGE:** 16'0 (4.88m) x 15'3 (4.65m)

Two radiators, electric fire, replacement double glazed window to front, stairs to first floor, access to dining room.

**DINING AREA:** 8'8 (2.64m) x 8'6 (2.59m)

Radiator, unders stairs storage cupboard, access to kitchen and conservatory.

**KITCHEN:** 14'11 (4.55m) x 6'2 (1.88m)

Fitted with a range of white laminated fronted units with laminated rolled edge work surfaces with inset one and a half bowl single drainer unit with mixer taps. Cupboards, drawers and storage space under, range of matching eye level cupboards. Integrated oven, four ring gas hob with extractor hood above. Part tiled walls, access to utility area. Two radiators, service door to garage. Replacement double glazed window to rear.

**CONSERVATORY:** 13'4 (4.06m) x 8'8 (2.64m)

Panelled roof, tiled flooring. UPVC double glazed aspects to sides and rear, replacement double glazed door to garden.

**OUTSIDE:**

To the front of the property with a low maintenance frontage with paved and shingled areas. Concrete driveway providing access for off road parking leading to garage with electric up and over door. Side pedestrian access to the rear garden. The rear garden has a paved patio area adjacent to the rear of the property with shingle borders, the remainder is laid to lawn, wooden storage shed to remain. Service door to garage, outside side, outside lighting. The garden is partially retained by wooden panel fencing.

**AGENTS NOTES:**

Material information for this property

Tenure Freehold. Council Tax Band C. EPC Rating D.

Services connected.

Electricity - Yes

Gas - Yes

Water- Yes

Sewerage type- Mains

Telephone and Broadband coverage -Unknown due to property being vacant.

Prospective purchasers should be directed to web site Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No

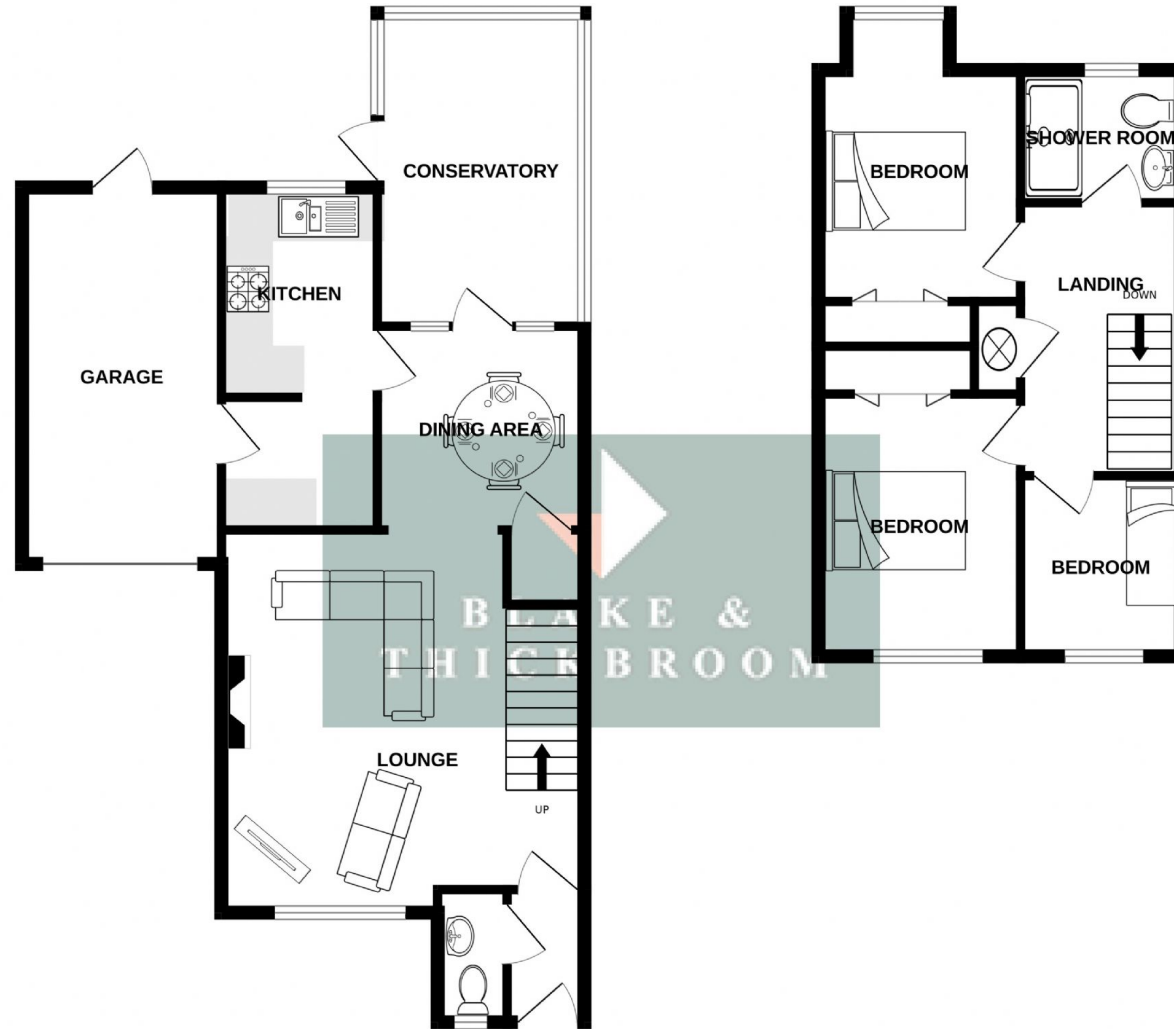
Non standard property features to note - No





GROUND FLOOR

1ST FLOOR



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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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