

## **31 LANCASTER GARDENS, CLACTON. CO15 6QG.**

- \* SUBSTANTIAL FORMER CARE HOME (11 RESIDENTS ROOMS)
- \* ENVIABLE "GARDENS" LOCATION JUST OFF SEAFRONT
- \* SCOPE FOR FURTHER ALTERATION (subject to planning)
- \* PLANS PASSED FOR USE AS BED & BREAKFAST
- \* AMPLE PARKING AND LARGE DETACHED GARAGE
- \* PLEASANT ESTABLISHED WEST FACING GARDEN

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## **PRICE £630,000 FREEHOLD**

A rare opportunity to acquire this most substantial FORMER CARE HOME RESIDENCE adapted for disability usage including eleven residents room plus owners accommodation.

This imposing home occupies an enviable "Gardens" location just to the east of Clacton and within a stroll of the seafront and a little further to the railway station and shops.

The property is now available CHAIN FREE and has plans passed for use as a Bed & Breakfast providing an ideal investment opportunity – internal viewing advised.

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## THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES COMPRISES: -

ENTRANCE HALL:	Window to side, two radiators, telephone point, built in cupboard under stairs, lift or stairs to first floor, built in cupboard with lift controls, double glazed side door.
CLOAKROOM:	Low level wc., pedestal washbasin, radiator, part tiled walls.
LOUNGE: 17' x 15'7"	Bay window to front, radiator, TV point, tiled fireplace and hearth, rear double doors to:-
DINING ROOM: 14'5" x 12'	Radiator, windows to side, door to Hall, rear door to:-
KITCHEN: 14'2"max. x 12'	Range of work surfaces with drawers and cupboards under, double bowl sink unit, range of matching wall cabinets housing gas boiler, additional work surface with sink unit, large walk in pantry, window to side, range style cooker, door to Hall.
UTILITY ROOM: 8'5" x 7'	Work surface with inset sink unit, plumbing for washing machine, wall cabinets, additional gas boiler, double glazed side door and window to garden.
SITTING ROOM: 17'max. x 13'	Double glazed side window and door, TV point, three radiators, rear double glazed windows and French doors to:-
SUN LOUNGE: 23'9" x 14'	Impressive extension with double glazed rear and side windows and door to garden, two radiators, pedestal washbasin.
OFFICE: 10'max. x 8'	Double glazed side window, borrowed light window, pedestal wash basin, radiator.
BEDROOM (No. 1): 17' x 13'5"	Bay window to front, radiator, pedestal washbasin.
BEDROOM (No. 2): 11'9" x 9'10"	Radiator, pedestal washbasin, double glazed side windows, further door to Inner Hall.
BEDROOM (No. 3): 14'max. x 9'	Radiator, double glazed rear window and door to garden, door to:-
ENSUITE WC:	Low level wc., washbasin, double glazed side window.
BEDROOM (No. 4): 14' max. x 10'4"	Radiator, double glazed rear window and door to garden, door to:-
ENSUITE WC:	Low level wc., washbasin.

## THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES COMPRISES: -

SHOWER ROOM:	Adapted for mobility purposes with shower area, pedestal wash basin, low level wc., heated towel rail.
FIRST FLOOR:	Stairs to second floor level, two radiators, lift, built in airing cupboard with two hot water tanks, sky light roof window, large walk in store room with double glazed rear window.
BEDROOM (No. 5): 10'4" x 9'10"	Double glazed rear window, radiator, door to:-
ENSUITE WC:	Pedestal washbasin, low level wc., double glazed side window.
BEDROOM (No. 6): 12' x 9'10"	Radiator, double glazed rear window, door to:-
ENSUITE WC:	Pedestal washbasin, low level wc., double glazed side window.
BEDROOM (No. 7): 14'6" x 8'9"	Radiator, double glazed rear window, door to:-
ENSUITE WC:	Low level wc., pedestal washbasin.
BEDROOM (No. 8): 11'10" x 9'5"	Window to side, radiator, door to:-
ENSUITE WC:	Low level wc., pedestal washbasin.
BEDROOM (No. 9): 17'5" x 15'7"	Bay window to front, pedestal washbasin, radiator door to:-
ENSUITE SHOWER RM:	Shower area, washbasin, low level wc, part tiled walls.
BEDROOM (No. 10): 14' x 12'8"	Bay window to front, radiator, built in wardrobe/storage cupboard, door to:-
ENSUITE WC:	Low level wc., pedestal washbasin.
BEDROOM (No. 11): 13'3" x 10'8"	Radiator, door to BALCONY, double glazed side window, rear door to:-
ENSUITE SHOWER RM:	Shower area, washbasin, low level wc.
BATH/SHOWER ROOM:	Good size room with white panelled bath and mobility hoist, low level wc., pedestal washbasin, fully enclosed shower cubicle, glazed side window, radiator.



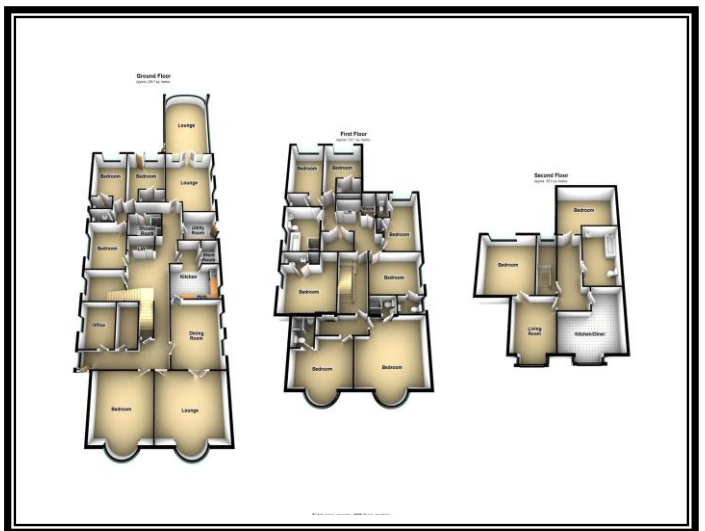
## THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES COMPRISES: -

SECOND FLOOR:	These rooms have previously used by the owner as their own self contained area but suitable for various purposes, double glazed rear window, radiator.
LOUNGE: 13'9" x 10'2"	Radiator, pedestal washbasin, eaves storage cupboard, door to:-
BEDROOM: 13'4" x 11'	Radiator, eaves storage cupboard, double glazed rear window.
BEDROOM: 12'2" x 9'	Vanity washbasin, storage cupboards, radiator, double glazed side window, fitted wardrobe/storage cupboards.
KITCHEN/DINER: 11'7" x 7'9"	Storage cupboard housing sink unit and adjoining two ring electric hob with fridge under, fitted wardrobe/storage cupboards, radiator, eaves storage cupboard, double glazed front window.
BATHROOM:	White suite comprising panelled bath, pedestal washbasin, low level wc., radiator, sky light roof window.
OUTSIDE:	Long driveway providing ample parking and access to DETACHED GARAGE 18'10" x 10'5", recently constructed with pitched roof, power and light, double rear window and side door, gable storage space. The established west facing rear garden is approximately 50' deep with large concrete patio area, lawn area, flower and shrub beds and borders, brick built storage shed.
COUNCIL TAX:	Band "F".





## THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES COMPRISES: -



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