



Asking Price £365,000
Brighton Road, Holland-on-Sea, CO15



4
Bedrooms

2
Bathrooms

2
Receptions



Bonds of Essex are pleased to offer for sale this four bedroom detached chalet bungalow positioned on the popular sea side of Frinton Road in Holland-On-Sea.

This spacious home has a good sized open plan style living room & kitchen, With 11'10 conservatory over looking the garden with an additional utility conservatory off the kitchen area. Two ground floor bedrooms with a modern white three piece bathroom. The upstairs benefits from Two additional bedrooms and separate shower room. The property also offers off street parking to the front.

Holland-On-Sea has always been a sought after area for both older and family home owners alike. With its local shops catering for your everyday needs, several restaurants, public houses and a Popular Primary school nearby which is being extended in the near future to cater for the increase in demand for school places. There are regular public transport services into the surrounding villages and Clacton on Sea where there is a mainline train station providing access to London. The beach has under gone a huge programme of regeneration in recent years and now offers fantastic sandy beaches to enjoy.

To view this property please call Bond Estates on , look online at bondstates.co.uk or simple pop into our office at 71 Station Road, Clacton-on-Sea, Essex, CO15 1SD

Entrance Porch 5' 9" x 5' 3" (1.75m x 1.60m) Double glazed entrance porch with double glazed windows to side and inner door to:

Entrance Hall Entrance door. Double glazed window to side. Quarter turn staircase providing access to first floor accommodation. Radiator, Doors to :

Bedroom 1 15' 2" into bay x 10' 6" (4.62m x 3.20m) Double glazed bay window to front aspect, radiator.

Bedroom 2 9' 0" x 8' 9" (2.74m x 2.66m) Double glazed window to side aspect, radiator.

Bathroom 8' 9" x 5' 9" (2.66m x 1.75m) Obscured double glazed window to side aspect. White three piece suite comprising of paneled bath, pedestal wash hand basin & low level W.C. Tiled splash backs, extractor fan.

Living Room - Open plan 21' 10" x 11' 3" (6.65m x 3.43m) Double glazed French doors open onto conservatory. Double glazed window to side. opening to kitchen area.

Kitchen Area 9' 3" x 7' 5" (2.82m x 2.26m) Open plan kitchen. Comprising of a range of floor and wall mounted units with matching doors and draws. granite effect worktops, inset ceramic hob with extractor over, oven below. Composite single sink and drainer, splash backs. Cupboard housing gas central heating combi boiler (not tested) Double glazed door leading to second conservatory.

Conservatory/utility room 8' 8" x 4' 7" (2.64m x 1.40m) Double glazed windows to side, double glazed door to rear.

Main Conservatory 11' 10" x 11' 6" (3.60m x 3.50m) Double glazed French doors opening into the garden, double glazed door to side. double glazed windows to side. Tiled floor.

First Floor Landing 8' 0" x 5' 5" (2.44m x 1.65m) quarter turn staircase. Velux style window, eave storage space, doors to :

Bedroom 3 11' 9" x 7' 9" (3.58m x 2.36m) Double glazed window to rear, radiator.

Bedroom 4 7' 6" x 7' 0" (2.28m x 2.13m) Double glazed window to rear, radiator.

Shower Room 7' 7" x 5' 4" (2.31m x 1.62m) Velux style window. Shower enclosure, pedestal wash hand, basin, W.C. extractor.

Front garden Brick wall to front. Block paved driveway providing off road parking, side access.

Rear Garden Paved area to the side of the property. Lawn area with matured trees and shrubs. Timber summer house,



Total floor area 188.5 sq.m. (2,029 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.