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Inspired by property, driven by passion.



KINGS AVENUE, HOLLAND-ON-SEA, CO15 5ES

GUIDE PRICE £750,000

**** GUIDE PRICE £750,000 - £800,000 **** An imposing, detached residence having undergone substantial refurbishment and extension under the current owners, this is arguably one of Holland-on-Sea's finest properties! Standing proudly on Kings Avenue on the favoured 'seafront side' of Frinton Road, with the beach less than a quarter of a mile away. The property benefits from a substantial driveway behind electric gates, oozing kerb appeal with its contrasting cream render and black, hardwood sash windows. The internal layout combines luxury finishes with character features and a generous 3,000 Sq Ft of accommodation, perfect for entertaining.

- Five Bedrooms
- Three En-Suites
- Large Driveway Behind Electric Gates
- Approx. 3,000 Sq Ft
- Landscaped South West Facing Garden
- EPC D
- Garage/Home Gym
- Ground Floor Office
- Separate Snug Lounge



DESCRIPTION

A huge, open plan living area flows seamlessly into a spacious, farmhouse style kitchen and benefits from bi-folding doors with electric blinds flooding the space with natural light and overlooking the landscaped, South West facing garden. The ground floor also features; a snug lounge, office, WC and utility room giving access to the garage which is currently arranged as a home gym. To the first floor there are five double bedrooms, with three benefitting from modern en-suites and the master bedroom boasting a large dressing area. In addition there is a four piece family bathroom. The property has been thoughtfully designed over several years and includes many character touches including reclaimed wooden flooring and beams, feature brick fireplace with inset log burner and stained glass windows.

Externally the property is well screened from the road with timber fencing and hedging accessed via electric gates. A large resin bound driveway provides ample parking for multiple vehicles. The rear garden has been landscaped but designed for minimal maintenance with artificial lawn and is enclosed by hedging. The sunny patio leads from the living area and onto a further private area with pergola and an outside WC & shower. There is also a water feature and a range of outside lighting creating the perfect space to entertain on those summer evenings!

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

HALL



WC



SNUG

14'10 x 13'10 into bay (4.52m x 4.22m into bay)



LIVING/DINING SPACE

26'5 x 20'10 (8.05m x 6.35m)



KITCHEN

22'7 x 16'3 (6.88m x 4.95m)



BAR



UTILITY ROOM

15'11 x 8'2 (4.85m x 2.49m)



OFFICE

11' x 10' (3.35m x 3.05m)



GARAGE/HOME GYM

16'11 x 8'9 (5.16m x 2.67m)



FIRST FLOOR

LANDING



DRESSING AREA

12'11" x 10' (3.94m x 3.05m)



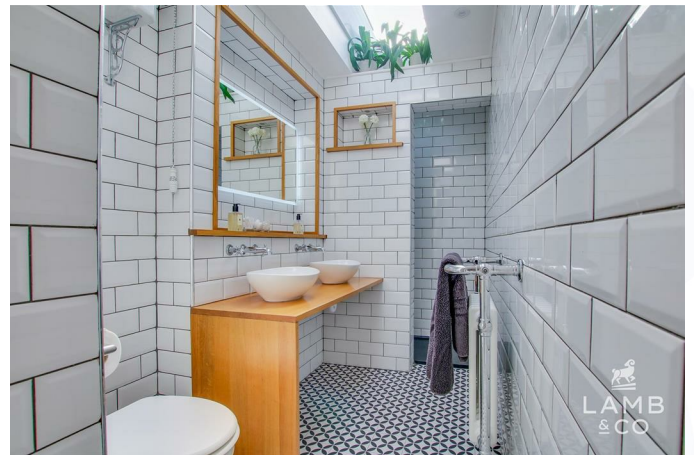
MASTER BEDROOM

13'2" x 9'11" (4.01m x 3.02m)



EN-SUITE

11' x 4'10" (3.35m x 1.47m)



WC

BEDROOM TWO

14'6" x 10' + wardrobe area (4.42m x 3.05m + wardrobe area)



BEDROOM THREE

13' x 9'11" (3.96m x 3.02m)



EN-SUITE

6'2" x 5'9" (1.88m x 1.75m)



WALK-IN WARDROBE

5'2" x 3'10" (1.57m x 1.17m)

EN-SUITE

5'2" x 5'2" (1.57m x 1.57m)



BEDROOM FOUR

13'10 into bay x 12'11 (4.22m into bay x 3.94m)



BEDROOM FIVE

11'9 x 11'5 (3.58m x 3.48m)



FAMILY BATHROOM

10'11 x 6'9 (3.33m x 2.06m)



OUTSIDE

FRONT



REAR



Additional Information

Council Tax Band: E

Heating: Gas central heating

Seller's Position: Onward purchase

Garden Facing: South West

Services: Mains electricity, gas, water & drainage

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.

AML

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



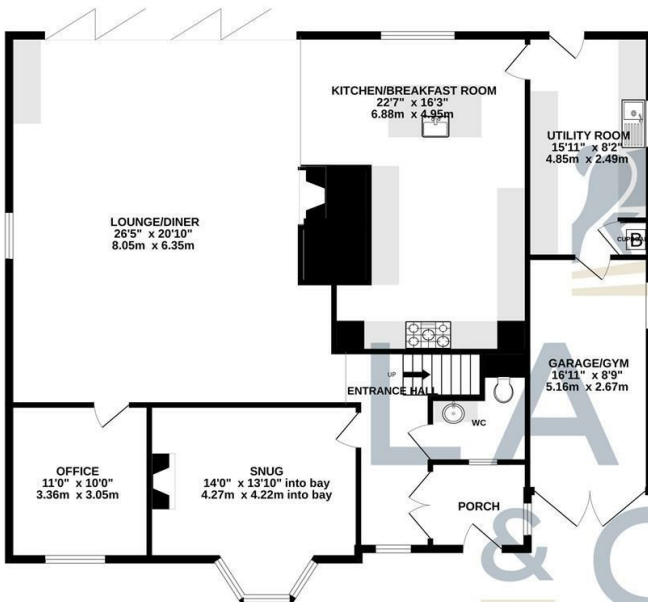
EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

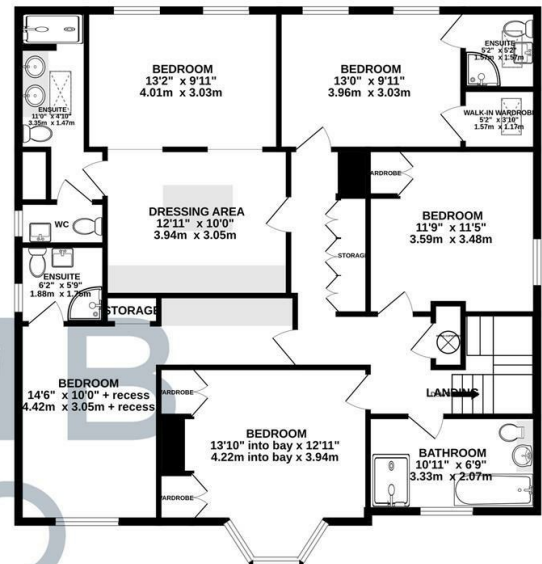
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan

GROUND FLOOR
1621 sq.ft. (150.6 sq.m.) approx.



1ST FLOOR
1346 sq.ft. (125.1 sq.m.) approx.



TOTAL FLOOR AREA : 2968 sq.ft. (275.7 sq.m.) approx.

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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