



LAMB & CO

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KENILWORTH ROAD, HOLLAND ON SEA, CO15 5NX

PRICE £385,000

A well-presented three-bedroom detached house located in the sought-after area of Holland-on-Sea, just a short walk from the seafront. This lovely home boasts a newly fitted modern kitchen, spacious living accommodation, and benefits from a garage and off-road parking. Ideally positioned close to local amenities, this property offers comfortable coastal living in a desirable location.

- Three Bedrooms
- Detached
- Garage & Off Road Parking
- Close To Seafront
- Conservatory
- EPC E

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

LOUNGE

24'6" x 12'0" (7.47m x 3.66m)



KITCHEN/BREAKFAST ROOM

12'1" x 11'9" (3.68m x 3.58m)



BEDROOM ONE

16'3" x 8'7" (4.95m x 2.62m)



CONSERVATORY

19'0" x 7'6" (5.79m x 2.29m)



BATHROOM

9'2" x 7'7" (2.79m x 2.31m)

BEDROOM TWO

15'0" x 8'3" (4.57m x 2.51m)



BEDROOM THREE

11'2" x 10'1" (3.40m x 3.07m)



OUTSIDE REAR



OUTSIDE FRONT



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.

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.

Material Information

Council Tax Band: C

Heating: Gas

Services: All mains

Broadband: Ultrafast

Mobile Coverage: O2, Three, Vodafone & EE

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Surface water: Very low. Rivers & sea: Very low

Additional Charges: N/A

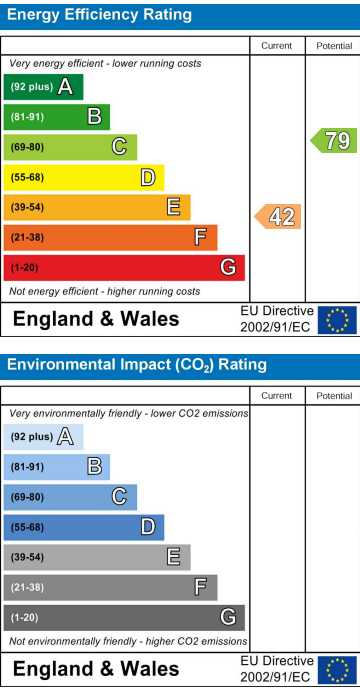
Seller's Position: Needs to find

Garden Facing: West

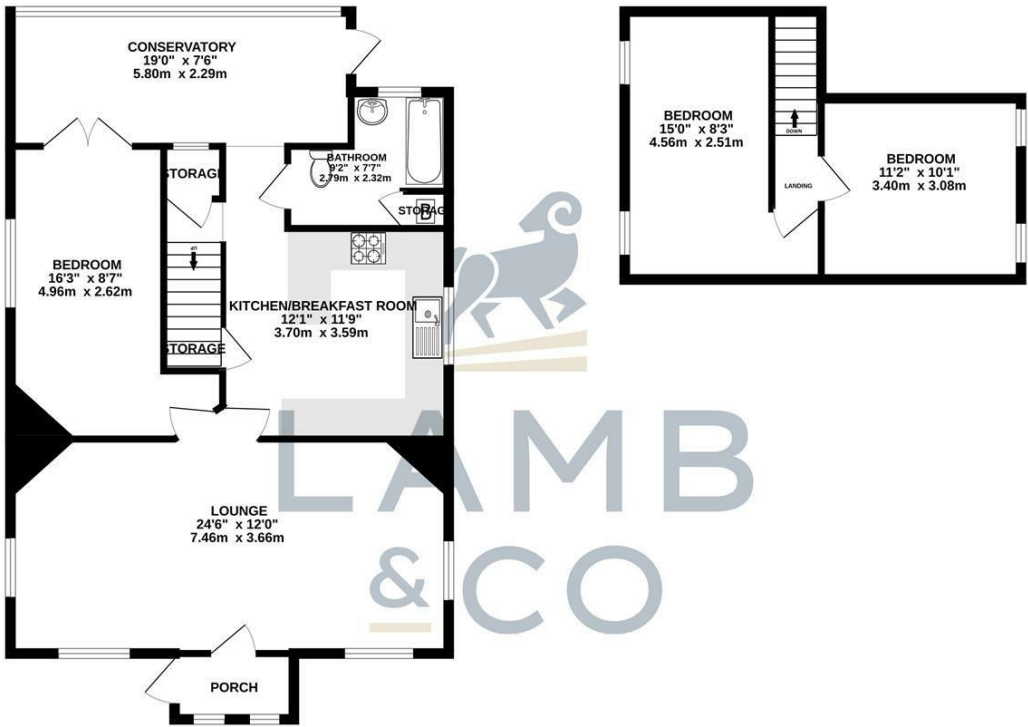
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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