



LAMB & CO

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Inspired by property, driven by passion.



BRENTWOOD ROAD, HOLLAND-ON-SEA, CO15 5DR

PRICE £325,000

A beautifully presented three-bedroom semi-detached bungalow in the sought-after seaside village of Holland-on-Sea, finished to a high standard throughout and offering a feeling of luxury modern living.

This exceptional home has been meticulously updated and designed with attention to detail, creating a space that feels like new from the moment you walk in. The accommodation is bright, stylish and thoughtfully laid out, perfectly suited for comfortable single-level living.

- Two/Three Bedrooms
- Holland-On-Sea
- Large Kitchen/Diner with Bi-Fold Doors
- Extended
- Exceptionally Presented Throughout
- EPC D*
- Landscaped Garden
- Off Road Parking



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ENTRANCE HALL

BEDROOM TWO

10'00" 10'00" (3.05m 3.05m)



BEDROOM ONE

14'00" 10'3" (4.27m 3.12m)



BATHROOM

6'7" 6'7" (2.01m 2.01m)



LOUNGE

13'00" 10'3" (3.96m 3.12m)

BEDROOM THREE

6'7" 6'00" (2.01m 1.83m)



KITCHEN/DINING ROOM

18'5" 13'00" (5.61m 3.96m)



OUTSIDE

OUTSIDE REAR



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.

Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: No onward

Garden Facing: North

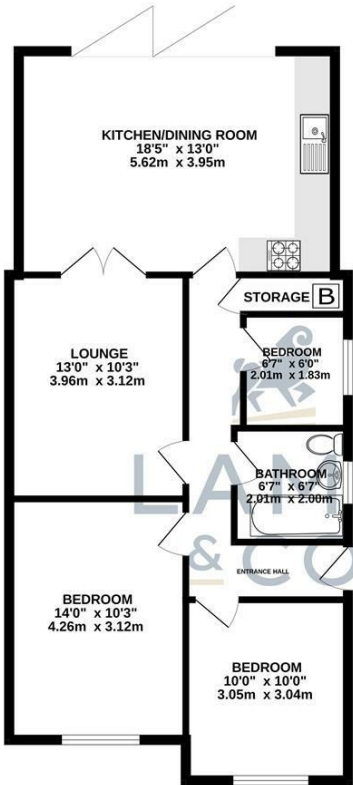
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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 is given to their operability or efficiency can be given.
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