

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Holland Park East Clacton, CO15 6LJ

Offered with No Onward Chain in this prestigious non-estate location in East Clacton is this TWO DOUBLE BEDROOM DETACHED BUNGALOW. Clacton's regenerated beaches and sea front are just over half a mile away with the town centre and mainline railway station within three quarters of a mile. This character property is situated on an enviable corner plot position and an early inspection is strongly advised to appreciate the accommodation, décor and gardens on offer.

- Two Double Bedrooms
- 20'5 max Lounge/Diner
- 10'10 Kitchen/Breakfast Room
- Three Piece Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Approx 38' x 24' Garden
- Garage & Off Street Parking
- No Onward Chain
- Council Tax D & EPC Rating D



**Price £325,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

Tiled flooring. Double glazed windows to front and side. Further glazed wooden entrance door to:



### ENTRANCE HALLWAY

Radiator. Loft access. Doors to:



### LOUNGE/DINER

20'5 into bay x 11'8

Feature ornamental tiled fire surround. Two Radiators. Double glazed window to side. Double glazed bay window to front.



ALTERNATE VIEW OF LOUNGE/DINER



## DINING AREA VIEW



## KITCHEN/BREAKFAST ROOM

10'10 x 9'10

Fitted with a range of white panel laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below including corner carousel unit. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with concealed extractor hood above and under counter double oven below. Integrated under counter fridge and freezer (all appliances not tested). Concealed wall mounted gas boiler (not tested). Tiled flooring. Tiled splashbacks. Radiator. Double glazed window to side overlooking garden. Double glazed door to garden.





## BEDROOM ONE

16'6 into bay x 11'11

Fitted wardrobes. Radiator. Double glazed window to side.  
Double glazed bay window to front.



## BEDROOM TWO

10'10 x 9'4

Fitted wardrobes. Radiator. Double glazed window to side.



## SHOWER ROOM

8' x 7'

Fitted with a three piece white suite. Comprises independent shower cubicle. Low level W.C. Pedestal wash hand basin. Fully tiled walls. Radiator. Two double glazed windows to rear.





## OUTSIDE - FRONT

The property is situated on an enviable corner plot position. Front garden is part enclosed by small brick wall with both pedestrian and double vehicular access gates. Hard standing area for multiple vehicles (ideal for camper/caravan). Access to garage with up and over door. Flower and shrub borders. Remainder of front garden is hard standing for low maintenance. Gates gives side pedestrian access to rear garden.



## GARAGE

17'6 x 8'

Space and plumbing for washing machine. Up and over door. Power and light connected. Double glazed window to rear with double glazed access door from rear garden.

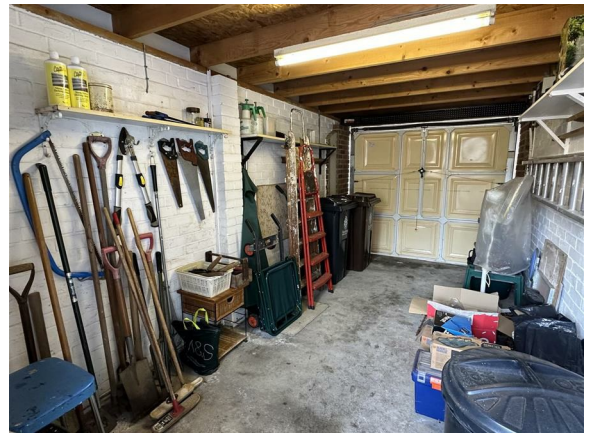


## OUTSIDE - REAR

Approx 38 x 24' garden. Mainly laid to lawn with array of flower and shrub borders. Paved patio area. Greenhouse and Timber Storage Sheds. Enclosed by panel fencing.



## INTERNAL VIEW OF GARAGE





## ALTERNATE VIEW OF GARDEN



## OUTSIDE UTILITY/STORAGE

6' x 4'

Brick built utility/storage. Space for additional tall freezers and fridges. Double glazed door from Garden.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: No

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

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## JE 0524

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





## GROUND FLOOR



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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## Selling properties... not promises

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