

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



## Brentwood Road Holland-On-Sea, CO15 5BS

Having undergone extensive modernisation and a pitched roof rear extension is this **THREE BEDROOM DETACHED BUNGALOW** in the popular coastal area of Holland-on-Sea. The property is offered with No Onward Chain and is positioned around 300 metres from local shopping amenities in Holland with the recently regenerated beaches and sea front around half a mile away. Clacton's town centre and mainline railway station are situated approximately one and a half miles away. An early internal inspection is highly recommended to appreciate the deceptively spacious accommodation and excellent decorative order on offer.

- **Three Bedrooms**
- **17'10 x 12'11 Lounge/Diner**
- **12'8 max Modern Fitted Kitchen**
- **Modern Bath & Shower Rooms**
- **Gas Central Heating (n/t)**
- **Fully Double Glazed**
- **Off Street Parking**
- **Approx 57' South Facing Garden**
- **Viewing Advised**
- **EPC Rating TBC & Council Tax B**



**Price £350,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

Sunken spotlights, Radiator, Wood effect laminate flooring, Doors to Bedrooms, Bath & Shower Rooms. Open access to Kitchen.

### BEDROOM ONE

12'10 x 11'5

Radiator, Wood effect laminate flooring. Double glazed bay window to front.



### BEDROOM TWO

10'1 x 9'10

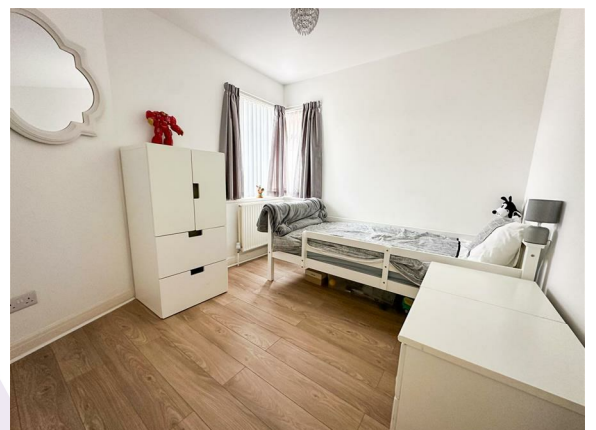
Radiator, Wood effect laminate flooring, Double glazed window to side.



### BEDROOM THREE

9'3 x 8'8

Radiator, Wood effect laminate flooring, Double glazed corner window to side and front.



## BATHROOM

Fitted with a modern three piece white suite. Comprises 'P' shaped panel bath with glazed shower screen with mixer tap and shower attachment. Vanity hand wash basin with cupboards below. Concealed cistern low level W.C. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Sunken spotlights. Extractor fan (not tested). Double glazed window to side.



## SHOWER ROOM

Fitted with a modern three piece white suite. Comprises Independent shower cubicle. Vanity hand wash basin with storage drawers below. Low level W.C. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Sunken spotlights. Extractor fan (not tested). Double glazed window to side.



## KITCHEN

12'8 max x 8'3

Fitted with a modern kitchen. Comprises white gloss laminate fronted units. White quartz effect square edge work surfaces. Cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl stainless steel single drainer sink unit with mixer tap. Space and plumbing for washing machine and under counter fridge and freezers. Cooker space with fitted stainless steel and glazed extractor hood above (not tested). Wall mounted gas boiler serving hot water and central heating system (not tested). Loft access. Sunken spotlights. Radiator. Wood effect flooring. Double glazed window to side. Open access onto Lounge/Diner.



ALTERNATE VIEW OF KITCHEN



LOUNGE/DINER

17'10 x 12'11



ALTERNATE VIEW OF LOUNGE/DINER



OUTSIDE FRONT

Mainly laid to lawn. Enclosed by part panelled fencing and part small brick wall. Hard standing area providing off street parking. Wooden gate giving side pedestrian access to outside rear garden.



## OUTSIDE REAR

approx 57'

Approx 57' South facing garden. Mainly laid to lawn. Block paved patio area. Enclosed by panel fencing. Timber shed to remain. Array of shrubs and fruit trees.



## ALTERNATE VIEW OF GARDEN



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

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## JE 0624

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.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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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