



Seafields Road Holland on Sea, CO15 5HJ

Situated in the popular Holland-on-Sea, Sheens's are pleased to offer for sale this TWO BEDROOM, TWO RECEPTION ROOMED DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN, and has the added benefit of a loft room, whilst also being situated within half a mile from Holland seafront. Clacton-on-Sea's town centre seafront and mainline railway station are approximately two miles away.

- Two Bedrooms
- Two Reception Rooms
- Sun Lounge
- Utility Room
- Gas Central Heating (n/t)
- Loft Room
- Approximately 50' Rear Garden
- No Onward Chain
- Council Tax Band C
- EPC Rating TBC



Price £325,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Double glazed windows to side. Further glazed entrance door leading to;

ENTRANCE HALL

Radiator, Spiral staircase to loft room. Doors to;

BEDROOM ONE

13'10 into bay x 12'5

Double glazed bay window to front. Two radiators. Fitted bedroom furniture incorporating vanity sink unit with cupboards under.



BEDROOM TWO

12'8 x 12;5 into wardorbes

Double glazed window to front. Radiator. Wall length mirror fronted sliding door wardrobes.



BATHROOM

White suite comprises; Low level WC. Pedestal hand wash basin. Double length independent shower cubicle with wall mounted electric shower (not tested). Fully tiled walls. Radiator. Double glazed window to side.



DINING ROOM

11'10 x 10'9

Double glazed window to side. Radiator. Open access to Sun Room. Double sliding doors to;



LOUNGE

14' x 10'6

Radiator, Window to rear. Cupboard housing wall mounted gas boiler (not tested). Open access to;



KITCHEN

9'8 x 6'8

Comprises; Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Plumbing and space for cooker and undercounted fridge or freezer. Selection of matching cupboards at both eye and floor level. Part tiled walls. Radiator. Double glazed window to side. Double glazed window to rear. Door to;



UTILITY ROOM

Door leading to garden, Window to rear. Radiator. Tiled work surfaces with plumbing and space for washing machine under. Open access to;



SUN ROOM

9'1 x 8'7

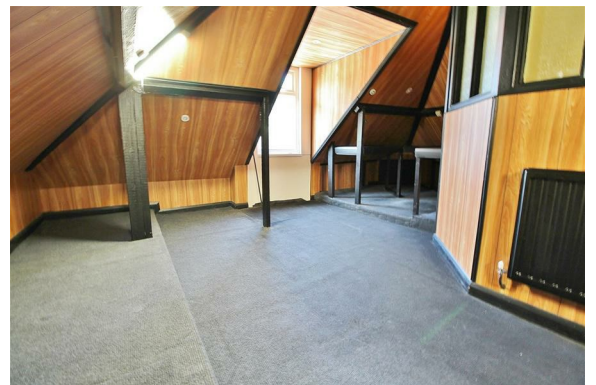
Double glazed windows to rear and side. Double glazed side door leading to garden. Radiator,



LOFT ROOM

18'8 max x 22' max

Irregular shaped with sloping ceilings. Double glazed window to rear, Radiator. Two eaves storage area. Pedestal hand wash basin with cupboards under.



SEPARATE CLOAKROOM

Comprises; Low level W.C



OUTSIDE

Measuring approx 50' and commencing with artificial grass area with remainder being laid to lawn and stocked with flower and shrub borders. Enclosed by panelled fencing. Side pedestrian access to front via side gate.



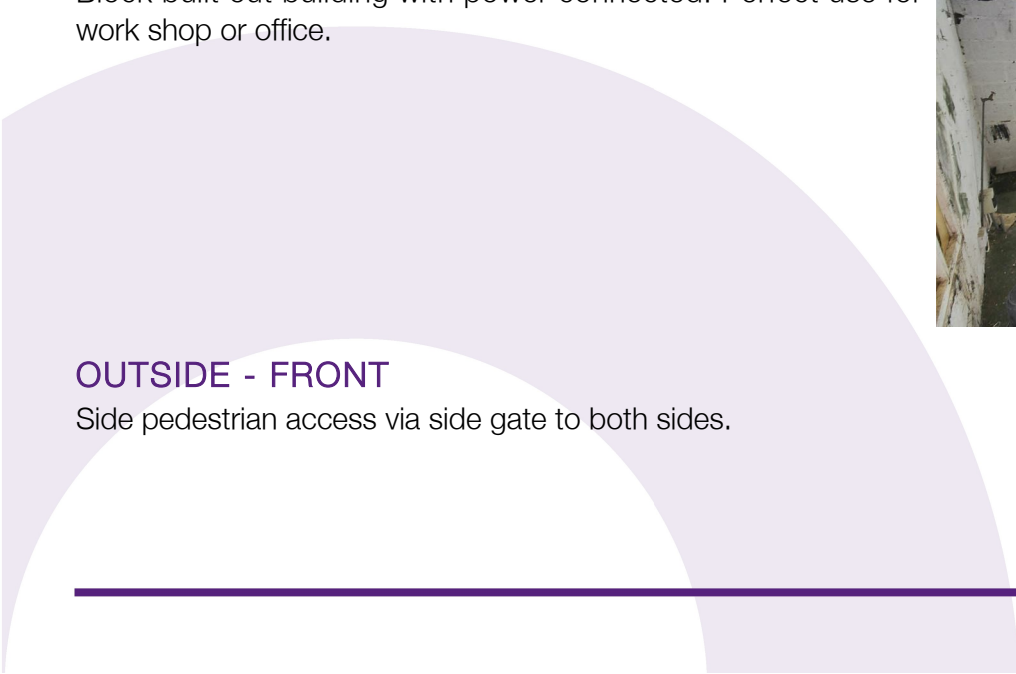
OUT BUILDING

Block built out building with power connected. Perfect use for work shop or office.



OUTSIDE - FRONT

Side pedestrian access via side gate to both sides.



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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.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

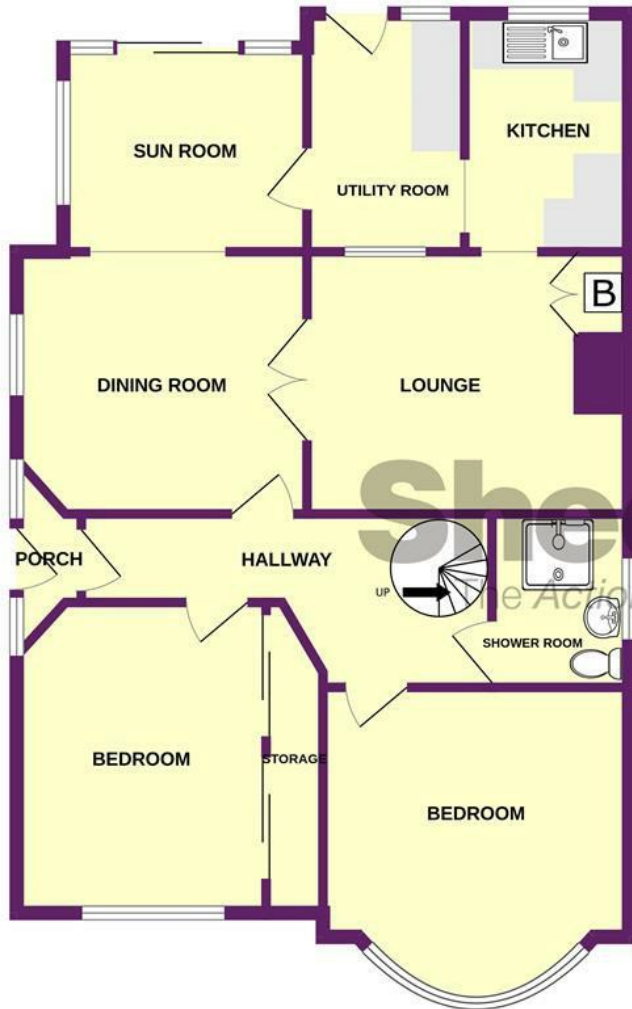
Particular Disclaimer

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

1ST 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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