

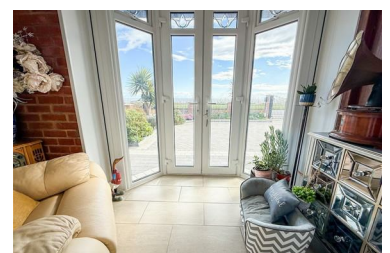


## Kings Parade Holland-on-Sea, CO15 5JB

Offering Panoramic Sea Views is this impressive individually designed red brick FOUR BEDROOM, THREE RECEPTION ROOM DETACHED CHARACTER PROPERTY. The property has a first floor Glass Fronted Balcony to the front from the Principal Bedroom, along with the benefit of both front and rear Sun Room's. There is a beautifully designed modern ground floor Wet Room along with a First floor family Bathroom. The 75' landscaped rear garden includes a timber Studio/Summer House with the front garden paved for parking being enclosed by part brick wall and electronic vehicular gates. An early internal inspection is strongly advised to appreciate the accommodation, décor and views on offer.

- Four Bedrooms
- Balcony from Principal Bedroom
- Three Reception Rooms
- Front Sun Room
- Fitted Kitchen & Utility Room
- Bath & Shower Rooms
- Garage & Off Street Parking
- 75' Landscaped Garden with Studio/Summer House
- Panoramic Sea Front Views
- EPC Rating TBC & Council Tax F

**Price £700,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed French style entrance doors to:

### FRONT SUN ROOM

10' x 6'8 max

Exposed brick work. Tiled flooring. Double glazed picture bay window to front overlooking front garden, road and greensward onto sea front. Double wooden doors to Sitting Room / Office. Further multi panel glazed wooden double doors opening to;



### LOUNGE/DINER

26'5 x 12'2

Large Italian marble fireplace with inset living flame electric fire (not tested). Wood panelled flooring. Radiator. Original wood door to entrance hall & Sitting Room/Office. Two double glazed windows to side. Double glazed double doors and windows to Rear Sun Lounge.





ALTERNATE VIEW OF LOUNGE/DINER



## REAR SUN LOUNGE

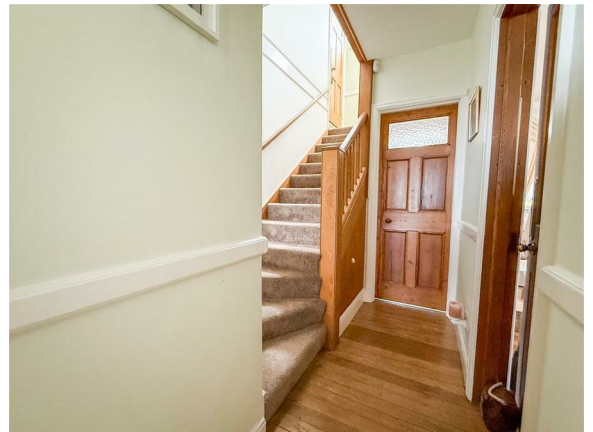
12' x 11'3

Feature vaulted solid roof. Part brick construction. Double glazed windows to sides and rear overlooking garden. Tiled flooring. Double glazed double doors to rear garden.



## INNER HALLWAY

Radiator. Dado Rail. Stairflight to first floor with understairs storage cupboard. Wood panelled flooring. Doors to;



## SITTING ROOM / OFFICE

13'10 x 13'5 into bay

Wood panelled flooring. Radiator. Double glazed bay window to front with views across front garden, road and greensward to sea front.



## GROUND FLOOR SHOWER ROOM

Fitted with a luxury modern wet room. Comprises wall mounted shower with part glazed shower screen. Fully tiled walls. Tiled flooring. Concealed cistern low level W.C. Corner vanity wash hand basin with cupboards below. Chrome effect heated towel rail, Automatic spot light lighting. Double glazed window to rear.



## KITCHEN

11'11 x 10'2 nar to 7'7

L shaped kitchen with white gloss fronted units. Comprises white granite work surfaces with cupboards and drawers below. Range of matching wall mounted units with part glass fronted displays cabinets and curved corner units. Inset one and a half bowl ceramic single drainer sink unit with mixer tap and waste disposal unit (not tested). Integrated dishwasher. White granite top breakfast bar. Range cooker space with stainless steel extractor hood above (all appliances not tested). Tiled flooring. Matching white granite splash backs. Double glazed window to side. Double glazed door to side. Open access to Utility Room.



## ALTERNATE VIEW OF KITCHEN



## UTILITY ROOM

8'4 x 4'9

White granite work surfaces with space below for washing machine and drinks fridge. American style fridge/freezer space. Two large built in original larder cupboards. Wall mounted gas combination boiler serving hot water and central heating system (fitted in 2025 - not tested). Tiled flooring. Double glazed window to side.





## FIRST FLOOR LANDING

Split level vaulted landing with double glazed window to rear. Built in storage cupboard. Loft access with loft ladder and safety rail. Doors to;



## PRINCIPAL BEDROOM

16'1 into bay x 12'3

Tiled fireplace. Radiator. Double glazed window to side. Double glazed bay window with French double glazed doors to balcony with sea views across road.





## BALCONY FROM PRINCIPAL BEDROOM

14'2 x 4'2 + recesses

Balcony with enclosed glass panels affording uninterrupted panoramic sea front views across road.



## BEDROOM TWO

16'7 max x 12'5 max

Feature wall to wall fitted antique white gloss fronted wardrobes with cupboards above. Matching antique gloss fronted drawers and dresser units. Two built in eaves storage cupboards. Double glazed window to side. Double glazed window to front giving seafront views across road.



### BEDROOM THREE

16'2 x 12'3

Antique white gloss fronted fitted treble wardrobe with cupboards above. Matching antique white gloss drawer units. Radiator. Double glazed windows to side and rear.



### BEDROOM FOUR

8'5 x 6'7

Radiator. Double glazed window to side.



### BATHROOM

6' x 7'5

Fitted with a luxury modern white bathroom suite. Comprising 'P' shaped panelled bath with curved glazed shower screen and wall mounted shower over. Pedestal wash hand basin. Low level W.C. Radiator, Fully tiled walls. Tiled flooring. Double glazed window to side.





### ORIGINAL DOORS & DOOR FURNITURE

The property has been tastefully modernised whilst maintaining many of the original features include doors and door furniture.



### OUTSIDE - FRONT

Enclosed front garden with low level brick walls with metal railings to front. Double electronic metal gates opening onto front garden which is fully block paved providing off street parking for numerous vehicles. Flower and shrub borders. Double gates leading to side with access to detached brick built garage. Additional side gate giving side pedestrian access to outside rear garden.



### GARAGE

19' x 7'4

Up and over door. Power and light connected. Personal access door and window over looking rear garden. Attached to the rear of garage there is a door giving access to outside toilet which has high level W.C.



## OUTSIDE - REAR

Measuring approximately 75' landscaped rear garden. Curved stone paved patio area. Remainder laid to lawn with array of mature shrubs and trees. Additional paved patio area to rear garden. Garden is enclosed by panelled fencing. Personal door to Garage.



## ALTERNATE VIEW OF GARDEN





## SUMMER HOUSE

20' x 10'

Double doors to large wooden summer house. Power and light connected. Windows overlooking garden.



## HOLLAND SEA FRONT

The property is situated on Holland seafront, and just 50 metres from the regenerated beaches and seafront.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: F

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

## JE 0225

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







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.  
Made with Metropix ©2025

## Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
 ☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents