



## Pembroke Gardens Holland-On-Sea, CO15 5XD

\*\*\*CALLING ALL GOLFERS - GOLF STUDIO ROOM\*\*\*

This EXTENDED FIVE BEDROOM DETACHED FAMILY HOME is located in the popular seaside area of Holland-on-Sea. The property offers versatile accommodation including a 25'5 Lounge/Diner, 20' x 12' Family Room and a Ground Floor Fifth Bedroom. Holland's regenerated beaches and sea front are positioned around a third of a mile away with Clacton's town centre and mainline railway station with its direct links to London Liverpool Street situated within two miles. An early viewing is advised to appreciate the accommodation on offer.

- Five Bedrooms
- 25'5 Lounge/Diner
- 20' x 12' Family Room/Golf Studio
- Ground Floor W.C.
- 9'10 x 8'5 Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Off Street Parking
- 22' West Facing Rear Garden
- EPC Rating D & Council Tax C

**Price £350,000 Freehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE PORCH

Further double glazed entrance door to;

### ENTRANCE HALLWAY

Wood effect flooring. Stair flight to first floor with under stairs storage cupboard. Radiator. Doors to;



### GROUND FLOOR CLOAKROOM

Fitted with a white suite. Comprises low level W.C. Vanity hand wash basin with cupboards below. Tiled splash backs. Tiled flooring. Radiator. Double glazed window to rear.



### BEDROOM FIVE

16'7 x 7'8

Radiator. Wood effect flooring. Double glazed window to front.



### LOUNGE/DINER

25'5 x 11'11 nar to 11'4

Feature fireplace with inset electric fire (not tested). Wood effect flooring. Radiator. Double glazed oriel bay window to front. Double glazed double doors to Family Room. Door to Kitchen.



### LOUNGE AREA VIEW



### DINING AREA VIEW



## KITCHEN

9'10 x 8'5

Fitted with a range of light wood effect panelled fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units with corner end display shelving. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with undercounter double oven below with concealed extractor hood above. Integrated fridge/freezer (all appliances not tested). Part tiled walls. Double glazed window and double glazed door leading to Family Room.



## ALTERNATE VIEW OF KITCHEN





## GOLF STUDIO/FAMILY ROOM

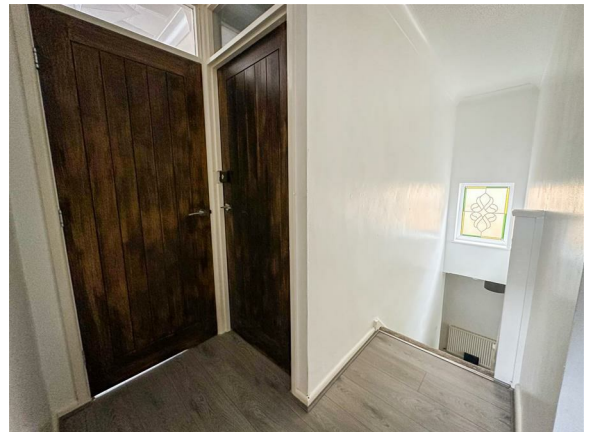
20' x 12'

(This room is currently being used as a Golf Studio, with equipment being available to be included depending on the agreed price) Laminated rolled edge work surface with cupboards and storage below. Space and plumbing for washing machine and tumble dryer. Radiator. Three lantern sky light windows. Double glazed windows and double glazed doors to rear garden.



## FIRST FLOOR LANDING

Leaded light stained glass effect window to side. Wood effect flooring. Doors to;



### BEDROOM ONE

11'11 x 10'11

Exposed wooden floorboards. Radiator. Double glazed window to front.



### BEDROOM TWO

10'10 x 9'11

Wood effect flooring. Radiator. Double glazed window to rear.



### BEDROOM THREE

Wood effect flooring. Radiator. Double glazed window to front.



## BEDROOM FOUR

8'11 x 7'11

Exposed wooden floorboards. Built in storage cupboard. Additional built in cupboard housing gas combination boiler serving hot water and central heating systems (not tested). Radiator. Double glazed window to rear.



## BATHROOM

Fitted with a three piece white suite. Comprises panelled bath with mixer tap and shower attachment. Glazed shower screen. Pedestal hand wash basin. Low level W.C. Fully tiled walls. Tiled flooring. Radiator. Double glazed window to side.



## OUTSIDE - FRONT

The front garden is mainly laid to lawn with shrub borders. Partial shared concrete driveway leading to private hard standing area providing off street parking for numerous vehicles. Gate giving side pedestrian access to rear garden.





### OUTSIDE- REAR GARDEN

Approx 22' Westerly facing rear garden. Mainly laid to slate shingle with paved pathways. Two timber storage sheds. Enclosed by panelled fencing. Small wooden gate leading to public greensward to rear.



### PUBLIC GREENSWARD TO REAR

The property backs onto a small greensward area which can be accessed via a small rear gate from the private rear garden.



### 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  
(Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

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## JE 0924

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.  
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## Selling properties... not promises

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