



## Fleetwood Avenue Holland-On-Sea, CO15 5SD

Being offered in the popular area of Holland-on-Sea, Sheen's Estate Agents area pleased to offer for sale this THREE BEDROOM, THREE RECEPTION ROOMED SEMI DETACHED CHALET. The property offers flexible accommodation and has the added benefit of a south facing rear garden and integral garage.

- Three Bedrooms
- Three Reception Rooms
- 10'6 Kitchen
- Ground Floor Bathroom
- Gas Central Heated
- Integral Garage and Driveway
- South Facing Garden
- Council Tax Band C
- EPC Rating TBC

**Price £270,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALLWAY

Stairflight to floor. Radiator. Storage cupboard. Doors to;

### BEDROOM ONE

14'4 x 11'

Radiator. Double glazed window to front.



### BATHROOM

White suite comprising; Low level W.C. Pedestal hand wash basin. Panelled bath with shower attachment. Fully tiled walls. Radiator, Double glazed window to side.



### KITCHEN

10'6 x 8'

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine, cooker and fridge freezer. Selection of matching cream base units. Part tiled walls. Radiator. Double glazed window to side. Double glazed door to garden.



## LOUNGE

14'4 x 11'4

Double glazed window to rear. Radiator. Fireplace with back boiler (not tested).



## DINING ROOM

11'9 x 8'2

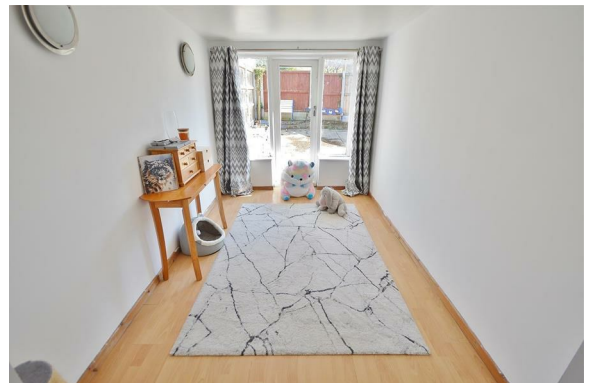
Radiator. Open access to;



## SITTING ROOM

11'6 x 7'6

Windows and door to rear.



## FIRST FLOOR LANDING

Double glazed window to front. Doors to;

## BEDROOM TWO

17'1 max x 11'5 max reducing to 8'

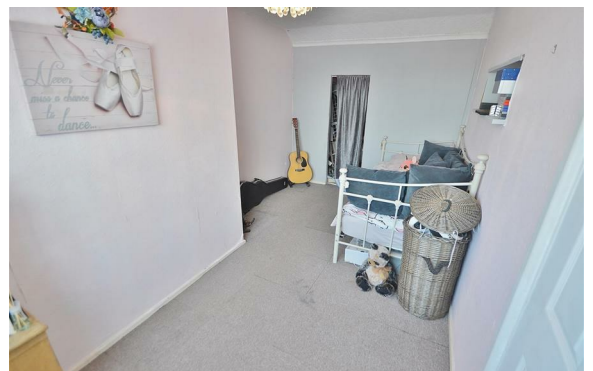
Double glazed window to front. Window to side. Radiator. Eaves storage.



## BEDROOM THREE

14' max x 8'1 reducing to 6'3

Double glazed window to front. Radiator. Walk in storage cupboard with eaves storage access.



## OUTSIDE - SIDE

Low maintenance side garden. Timber storage shed. Access to front via side gate.



### OUTSIDE - REAR

South facing rear garden. Low maintenance concrete garden being enclosed by panelled fencing.



### OUTSIDE FRONT

Block paved front garden providing off street parking for numerous vehicles leading to Garage. Small shingled area.

### GARAGE

Up and over door.

### LE 0425

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  
(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.  
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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

