



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

This impressively extended and modernised FOUR DOUBLE BEDROOMS DETACHED SEA FRONT HOME is located on the Prestigious Kings Parade in the sought after Essex coastal area of Holland-on-Sea. The property offers Panoramic sea views to the front and is presented in pristine condition throughout with luxury Kitchen & Bathroom Fixtures throughout. The principle bedroom offers a gorgeous vaulted ceiling with large glazed picture sliding doors to a curved Juliette balcony affording beautiful views of the sea front. An early internal inspection is strongly advised to appreciate the accommodation, décor and views on offer.

- Four Double Bedrooms
- Principal Bedroom with En-Suite & Dressing Room
- Further En-Suite & Family Bathroom
- 15'10 Bespoke Fitted Kitchen
- 26' Lounge/Diner
- Open Plan Living
- Ground Floor W.C. & Utility Room
- Gated Parking & 21' Garage/Workshop
- No Onward Chain
- EPC Rating C & Council Tax D



**Price £700,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

11'7 x 10'1

Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Karndean wood effect flooring. Double glazed window to side. Part glazed double doors to Inner Hallway.



### INNER HALLWAY

Radiator. Karndean wood effect flooring. Radiator. Solid wood panel doors to:



## BEDROOM TWO

15'10 into bay x 11'6

Fitted wardrobes. Radiator. Double glazed bay window to front affording seafront views across road. Solid wood panel door to:



## EN-SUITE SHOWER ROOM

7'2 x 5'2

Fitted with a three piece luxury white bathroom suite. Comprises independent shower cubicle. Low level W.C. Vanity wash hand basin with storage drawers below. Radiator. Karndean wood effect flooring. Fully tiled walls. Double glazed window to side.



## BEDROOM FOUR

12'4 into bay x 13'1

Radiator. Double glazed bay window to front affording sea front views across road.

## GROUND FLOOR W.C.

Fitted with a modern white luxury suite, Comprises low level W.C. Wash hand basin. Part tiled walls. Radiator. Double glazed window to side.



## UTILITY ROOM

11' x 8'

Fitted with a range of wood effect shaker style units. Comprises Stainless steel worksurfaces with integrated sink unit and mixer tap. Cupboards below. Range of matching wall mounted units. Space and plumbing for washing machine. Tiled splash backs. Radiator. Karndean wood effect flooring. Wall mounted gas boiler serving hot water and central heating systems (not tested). Double glazed door to side.



## OPEN PLAN LIVING SPACE (Lounge/Diner & Kitchen)

### LOUNGE/DINER

26' x 13'6"

Two radiator. Karndean wood effect flooring. Two double glazed windows to side. Double glazed double doors with side picture windows to rear garden. Integrated entertainment TV wall panel with inset modern wide gas fireplace (not tested). Open access to Kitchen.





## LOUNGE AREA VIEW



## DINING AREA VIEW



## KITCHEN

15'10 x 10'8

Fitted with a bespoke luxury kitchen. Kitchen comprise of colour panel fronted units. Comprises white quartz work surfaces. Feature central island with large matching white quartz work surface with cupboards and drawers below. Inset sink unit with mixer tap and waste disposal system. Island has pop up electric sockets. Integrated dishwasher (not tested). Range cooker space with extractor hood above (not tested). Tall Fridge & Tall Freezer spaces. Integrated wine racks. Karndean wood effect flooring. Tiled splashbacks. Double glazed double doors with side picture windows to rear garden.



## ALTERNATE VIEW OF KITCHEN



## FIRST FLOOR LANDING

Velux window. Solid wood panel. Doors to:





## PRINCIPAL BEDROOM

19'11 x 14'5

Vaulted ceiling with exposed beams. Two Radiators. Large double glazed sliding doors opening onto curved Juliette balcony affording panoramic Sea Front views. Solid wood panel door to Dressing Room.



## ALTERNATE VIEW OF PRINCIPAL BEDROOM



## BALCONY

11'7 x 2'1

Curved standing balcony enclosed by metal rails affording panoramic sea front views across road.



## DRESSING ROOM

Built in wardrobes. Built in storage cupboards. Velux window. Wood panelled door to;



## EN-SUITE

Large shower cubicle with integrated shower. Low level W.C. Vanity wash hand basin with storage drawers below. Fully tiled walls. Tiled flooring. Velux window.





### BEDROOM THREE

23' x 19'11" nar to 7'7"

'L' shaped bedroom. Fitted wardrobes. Additional built in storage cupboards and drawers. Two radiators. Two Velux windows. Two double glazed windows to rear overlooking garden.



### ALTERNATE VIEW OF BEDROOM THREE



### FAMILY BATHROOM

Fitted with a modern four piece white suite comprises; Large shower cubicle with integrated shower. Vanity wash hand basin with storage drawers below. Low level W.C. Rolled top bath with central mixer tap. Fully tiled walls. Tiled flooring. Velux window. Radiator.



### OUTSIDE - FRONT

Front garden is part enclosed by brick wall and metal railings with sliding metal vehicular entrance gate to front garden which is mainly hard standing resin driveway providing off street parking for numerous vehicles leading to side of property to detached garage/work shop with double wooden entrance doors. Gate giving side pedestrian access to;



### OUTSIDE REAR GARDEN

Hard standing resin patio and pathway with remainder laid to lawn, Enclosed by panelled fencing. Array of flower, shrub and tree borders. Personal door to detached garage / workshop.





## ALTERNATE VIEW OF GARDEN



## DETACHED GARAGE / WORKSHOP

21'2 x 10'9

Power and light connected. Loft access to storage room above garage.



## HOLLAND SEA FRONT

Holland sea front is positioned directly opposite with its greenswards and regenerated beaches and sea front.



## JE 0425

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Material Information (Freehold Property)

Tenure: Council Tax Band:

Any Additional Property Charges:

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

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.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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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