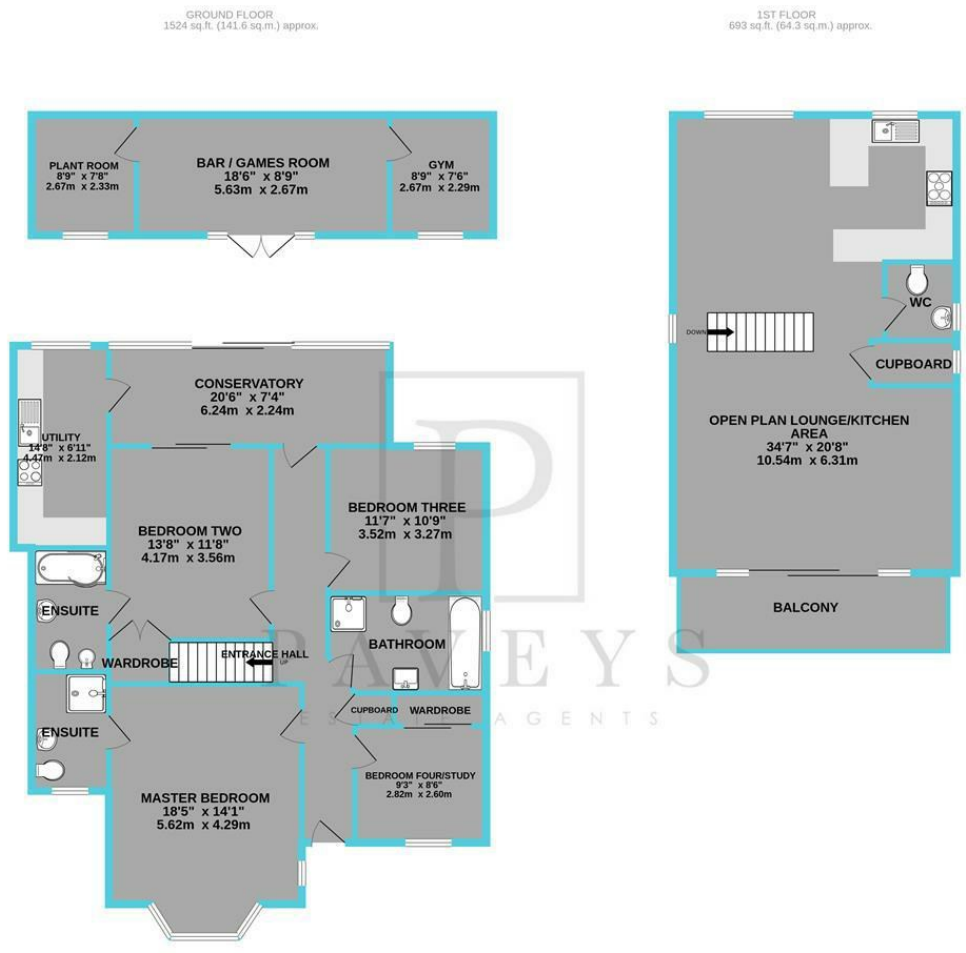


33, Kings Parade  
Holland-On-Sea, CO15 5JB

Offers in excess of £625,000 Freehold

Positioned on KINGS PARADE is this IMPRESSIVE SEAFRONT PROPERTY with FIRST FLOOR BALCONY, PANORAMIC SEA VIEWS & OUTDOOR HEATED SWIMMING POOL. This superb detached property offers 2217 sq ft of accommodation incorporating a wonderful first floor lounge with vaulted ceiling, glass balcony and open access to the kitchen and dining area. On the ground floor there are four bedrooms two of which have en suite bathrooms, a conservatory and utility. The low maintenance rear garden has a detached bar and gym and hot tub which is included in the sale. There is ample off road parking to the front of the property. Kings Parade is located a stones throw from the beautiful beach and is a have for runners, dog walkers and cyclists. Local shops, restaurants, supermarkets and public houses are all located close by. An internal viewing is highly recommended in order to appreciate this property, its fantastic location and those superb views!!!!!!



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

TOTAL FLOOR AREA: 2217 sq ft (205.9 sq m.) approx.  
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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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**ENTRANCE HALL**

Composite double glazed door to front aspect, tiled flooring, stair flight to First Floor with glass balustrade, radiator.

**MASTER BEDROOM 18'5 x 14'1 (5.61m x 4.29m)**

Large double glazed bay window to front with fitted shutters, double glazed window to side with fitted shutters, fitted carpet, smooth ceiling, spot lights, door to En Suite Shower Room, radiator.

**EN SUITE SHOWER ROOM**

Modern white suite comprising low level WC, vanity unit with counter top wash hand basin and mixer tap and large walk in shower with glass screen. Double glazed window to front with fitted shutters, tiled flooring, part tiled walls, wall mirror, chrome heated towel rail.

**BEDROOM TWO 13'8 x 11'8 (4.17m x 3.56m)**

Double glazed sliding patio doors to Conservatory, fitted carpet, smooth ceiling, spot lights, wall lights, door to En Suite Bathroom, radiator.

**EN SUITE BATHROOM**

White suite comprising low level WC, wall mounted wash hand basin and bath with shower and screen over. Tiled flooring, part tiled walls, wall mirror, under floor heating.

**BEDROOM THREE 11'7 x 10'9 (3.53m x 3.28m)**

Double glazed window to rear, fitted carpet, smooth ceiling, spot lights, radiator.

**BEDROOM FOUR 9'3 x 8'6 (2.82m x 2.59m)**

Double glazed window to front with fitted shutters, fitted carpet, smooth ceiling, spot lights, built in mirror fronted wardrobe, radiator.

**BATHROOM**

White suite comprising low level WC, vanity unit with counter top wash hand basin and mixer tap, bath with mixer tap and shower attachment over and separate shower cubicle. Double glazed window to side, tiled flooring, part tiled walls, smooth ceiling, spot lights, extractor fan, under floor heating.

**CONSERVATORY 20'6 x 7'4 (6.25m x 2.24m)**

Double glazed double doors to rear garden, double glazed windows to rear overlooking the garden, tiled flooring, poly carb roof, radiator.

**UTILITY 14'8 x 6'11 (4.47m x 2.11m)**

Over and under counter units, glass display cabinets, work tops, inset stainless steel sink and drainer. Integrated eye level oven, electric hob, space and plumbing for washing machine, space for tumble dryer. Double glazed window to rear, tiled flooring, part tiled walls, radiator.

**FIRST FLOOR**

**OPEN PLAN LOUNGE KITCHEN DINER 34'7 x 20'8 (10.54m x 6.30m)**

Double glazed sliding patio doors and full height picture windows to front leading to balcony with stunning uninterrupted sea views, double glazed window to side, fitted carpet, vaulted ceiling, wall lights, TV point, built in cupboard with double glazed window to side, smooth ceiling, spot lights, large open access to Kitchen Diner, door to Cloakroom, loft access, radiator.

**KITCHEN DINER**

Hi gloss over and under counter units, matching display cabinets, wood effect work tops, inset stainless steel sink and drainer with mixer tap. Range electric oven with extractor hood over, integrated dishwasher, Samsung American Style Fridge Freezer (available by separate negotiation), bin storage. Double glazed window to rear laminate flooring, smooth ceiling, spot lights, part tiled walls, breakfast bar, plinth lighting. Open access to:

Dining Area: Double glazed window to rear, fitted carpet, smooth ceiling, spot lights, radiator

**BALCONY**

Seafront balcony with glass balustrade and decked flooring offering superb panoramic views of Kings Parade, the sea and Clacton Pier.

**CLOAKROOM**

White suite comprising low level WC and vanity unit with counter top wash hand basin and mixer tap. Double glazed window to side, fitted carpet, radiator.

**OUTSIDE FRONT**

Block paved frontage providing ample off road parking, retaining wall and mature shrubs, open storm porch, exterior lighting.

**OUTSIDE REAR**

Large low maintenance fully paved garden divided into two parts. The first part is paved with a wooden gazebo housing a hot tub (included in the sale). There is gated access to the second part of the garden which is again fully paved with a wooden gazebo and seating area, heated swimming pool and access to the Bar & The Gym. The garden is retained by panel fencing with gravel borders, exterior lighting.

**DETACHED OUTBUILDING**

Positioned at the rear of the garden incorporating:

- 18'6 x 8'9 Bar/Games Room
- 8'9 x 7'8 Plant Room
- 8'9 x 7'6 Gym

Power and light connected (not tested by Agent).

**IMPORTANT INFORMATION**

- Council Tax Band: F
- Tenure: Freehold
- Energy Performance Certificate (EPC) rating: To Be Confirmed.
- The property is connected to electric, gas, mains water and sewerage.

**DISCLAIMER**

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

**MONEY LAUNDERING REGULATIONS 2017**

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.