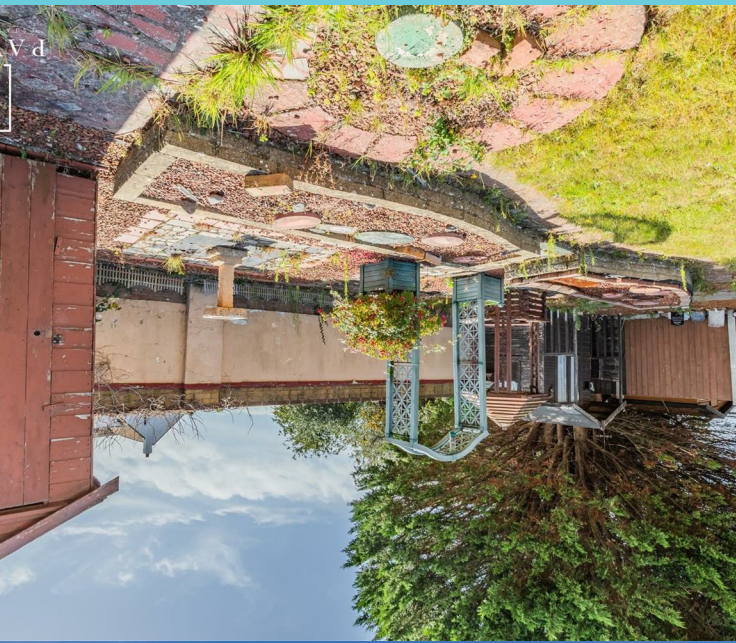




3, Sussex Gardens
Holland-on-Sea, CO15 5XJ

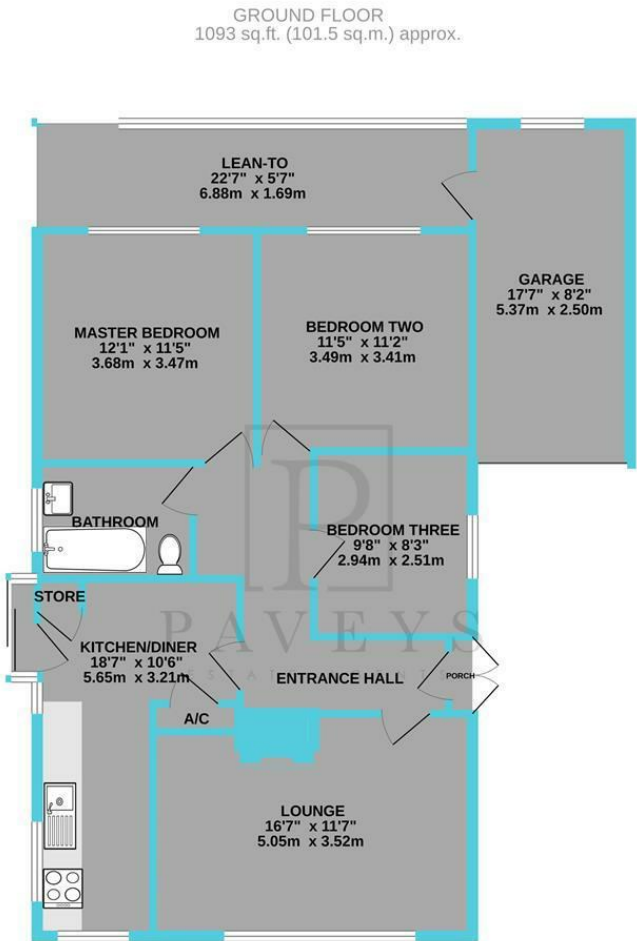
Guide price £270,000 Freehold

GUIDE PRICE £270,000-£280,000

New to the market is this DETACHED BUNGALOW with GENEROUS REAR GARDEN positioned in the coastal town of Holland-on-Sea and offered for sale with NO ONWARD CHAIN. The property is in need of some modernisation which gives any purchaser an opportunity to put their own stamp on things. Key features include a lounge, kitchen diner, three bedrooms and bathroom. There is a garage and driveway to the front and a great size family friendly garden with lean-to to the rear. Sussex Gardens is a quiet no-through road positioned close to the shops, eateries and amenities on the Frinton Road. Holland's beautiful beach and seafront are a short distance away. The property is vacant and we have keys! Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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 have not been tested and no guarantee is given as to their operability or efficiency can be given.
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PORCH
UPVC double glazed entrance door to side aspect, glazed door to Entrance Hall.

ENTRANCE HALL
Glazed entrance door, fitted carpet, coved ceiling, loft hatch, radiator.

LOUNGE 16'7 x 11'7 (5.05m x 3.53m)
Double glazed window to front, fitted carpet, coved ceiling, fireplace with electric fire, radiator.

KITCHEN DINER 18'7 x 10'6 (5.66m x 3.20m)
Range of fitted base units, fitted work top, inset sink and drainer, space for cooker, space and plumbing for washing machine, wall mounted boiler (not tested by Agent). Double glazed windows to front and side aspects, UPVC double glazed door to side, built in cupboard, part fitted carpet/part laminate flooring, fully tiled walls, coved ceiling, radiator.

MASTER BEDROOM 12'1 x 11'5 (3.68m x 3.48m)
Double glazed window to rear, fitted carpet, coved ceiling, radiator.

BEDROOM TWO 11'5 x 11'2 (3.48m x 3.40m)
Double glazed window to rear, fitted carpet, coved ceiling, radiator.

BEDROOM THREE 9'8 x 8'3 (2.95m x 2.51m)
Double glazed window to side, fitted carpet, coved ceiling, radiator.

BATHROOM
Suite comprising low level WC, vanity wash hand basin and bath with hand held shower attachment over. Double glazed window to side, vinyl flooring, fully tiled walls, coved ceiling, radiator.

OUTSIDE FRONT
Feature stone chipped frontage with raised flower beds, large driveway to the front of the garage providing off road parking, gated access to rear.

OUTSIDE REAR
A great size private rear garden, lawn area bordered by panel fencing, paved patio area to the rear, timber shed, timber summerhouse, feature pond, gated access to front.

GARAGE 17'7 x 8'2 (5.36m x 2.49m)
Up and over door, double glazed window to rear, courtesy door to Lean-To.

LEAN TO 22'7 x 5'7 (6.88m x 1.70m)
Windows to the front aspect, poly carb roof, courtesy door to Garage.

IMPORTANT INFORMATION
Council Tax Band: D
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

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 are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.