



Lyndhurst Road, Holland-On-Sea Clacton-On-Sea CO15 5HT

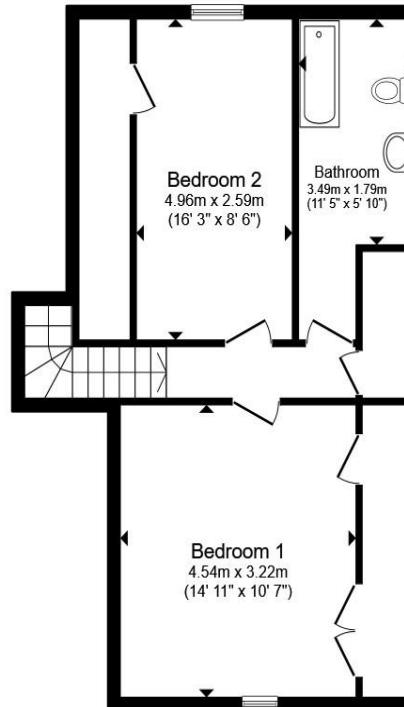
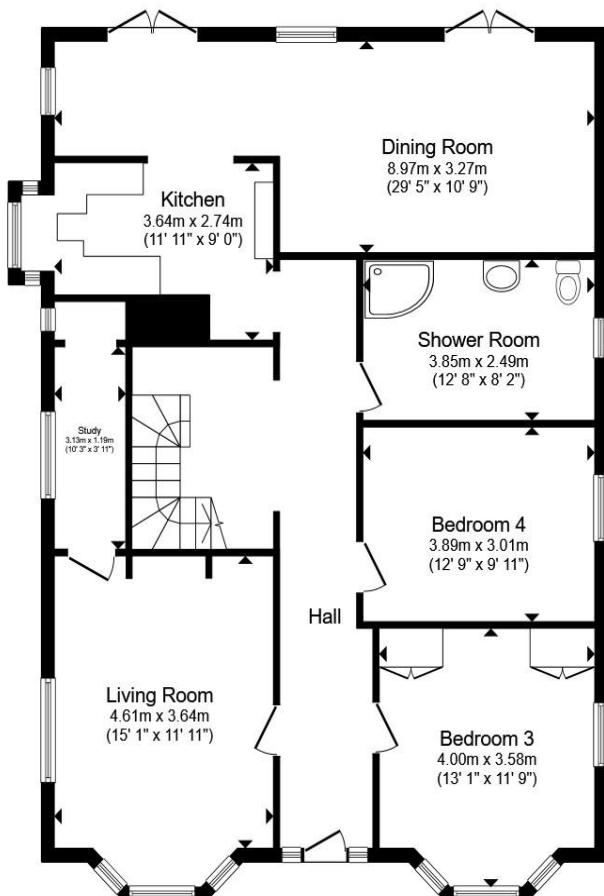
 william
h brown

welcome to

Lyndhurst Road, Holland-On-Sea Clacton-On-Sea

A deceptively spacious four-bedroom detached home in sought-after Holland-on-Sea, offering bright living spaces, an open-plan kitchen/diner and flexible rooms across two floors. Ideal for families seeking space, style and a prime coastal location.





Entrance Hall

Living Room

15' 1" x 11' 11" (4.60m x 3.63m)

Kitchen

11' 11" x 9' (3.63m x 2.74m)

Dining Room

29' 5" x 10' 9" (8.97m x 3.28m)

Bedroom 3

13' 1" x 11' 9" (3.99m x 3.58m)

Bedroom 4

12' 9" x 9' 11" (3.89m x 3.02m)

Shower Room

12' 8" x 8' 2" (3.86m x 2.49m)

Study

10' 3" x 3' 11" (3.12m x 1.19m)

Bedroom 1

14' 11" x 10' 7" (4.55m x 3.23m)

Bedroom 2

16' 3" x 8' 6" (4.95m x 2.59m)

Bathroom

11' 5" x 5' 10" (3.48m x 1.78m)

Front Garden

Rear Garden

welcome to

Lyndhurst Road, Holland-On-Sea Clacton-On-Sea

- Substantial four-bedroom detached home offering approx. 1,840 sq ft of versatile living space
- Bright and spacious bay-fronted living room
- Open-plan kitchen/dining area ideal for family living and entertaining
- Two ground-floor bedrooms plus two further double bedrooms upstairs
- Modern shower room and additional first-floor family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: E

Offers in excess of £390,000



view this property online williamhbrown.co.uk/Property/CTS310423

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CTS310423 - 0002



Please note the marker reflects the postcode not the actual property

 william h brown



01255 221212



clactononsea@williamhbrown.co.uk



64 Station Road, CLACTON-ON-SEA, Essex,
CO15 1SP



williamhbrown.co.uk