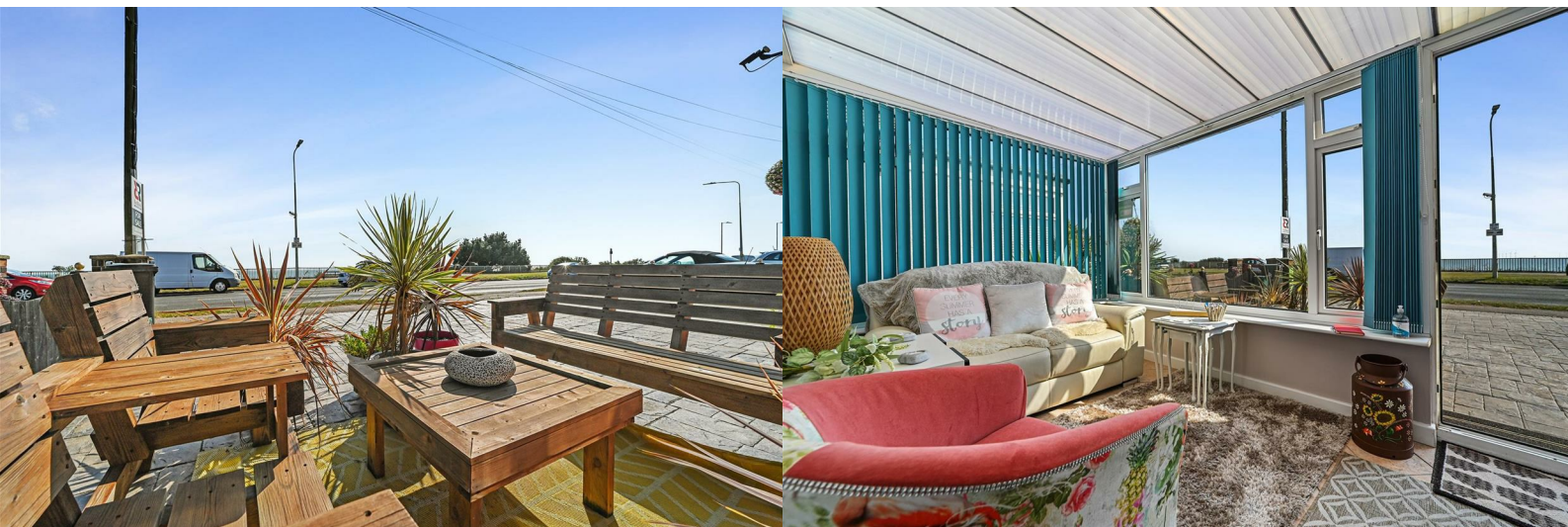




## 157 Kings Parade

Holland-On-Sea, Clacton-On-Sea, CO15 5QF

Offers in excess of £620,000





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## Key Features:

**Location:** Nestled directly on the seafront, this property offers unparalleled access to the calming waves and a picturesque seafront lifestyle.

**Bedrooms:** Three spacious bedrooms provide ample space for comfortable living.

**Airbnb Income:** One of the bedrooms is currently being utilised for Airbnb, generating a substantial income of £110 per night, presenting an excellent opportunity for additional revenue. With its own private side access and private rear garden generates numerous repeat guests over the course of the year.

**Annex Potential:** The property comes with the potential for an annex, allowing for flexible living arrangements or the possibility of additional income.

**Conservatory:** The front-facing conservatory is the heart of the home, capturing breathtaking sea views while creating an inviting space for relaxation, dining, or entertaining.

**Lounge:** The front-facing lounge offers the perfect retreat to unwind and soak in the tranquil vistas of the sea, a truly serene setting for quiet evenings or gatherings with friends.

**Garage:** A convenient garage provides secure parking or extra storage space for your outdoor gear and vehicles.

**Off-Road Parking:** In addition to the garage, there is ample off-road parking for multiple vehicles, making hosting guests a breeze.

**Impeccable Condition:** This property has been lovingly maintained and is in excellent condition throughout, offering a move-in-ready experience.

**Rear Garden:** The beautiful rear garden is a private oasis, perfect for gardening enthusiasts or those

seeking a serene outdoor space to enjoy the sea breeze.

Live your coastal dream in this remarkable seafront bungalow. Whether you're seeking a permanent residence with the potential for additional income, a vacation home, or an investment opportunity, this property offers it all. Embrace the soothing sound of the waves and the endless sea views while relishing the convenience of a modern and well-maintained living space. Arrange your viewing today and let the sea be your neighbour in this idyllic seaside retreat.

## Conservatory

12'7 x 8 (3.84m x 2.44m)

## Lounge

13 x 12'10 (3.96m x 3.91m)

## Master Bedroom

10'11 x 10' 11 (3.33m x 3.05m 3.35m)

## Bedroom Two

11'11 x 9'10 (3.63m x 3.00m)

## Kitchen

11'10 x 10'9 (3.61m x 3.28m)

## Second Reception Room

17'2 x 7'4 (5.23m x 2.24m)

## Potential Annex Room / Potential Bedroom Four

19 x 8'4 (5.79m x 2.54m)

## Inner Hall Way With Access To Separate WC for Air

## Air BNB Studio

13 x 12'4 (3.96m x 3.76m)

### Rear Garden

As you step into our unoverlooked haven, you'll immediately be greeted by the inviting and spacious patio area. This sun-soaked haven is perfect for al fresco dining, morning coffees, or simply unwinding with a good book. Its thoughtful design ensures privacy, making it an ideal space for intimate gatherings or peaceful solitude.

Beyond the patio, a lush expanse of emerald green grass stretches out, inviting you to kick off your shoes and revel in the softness underfoot. Whether it's a game of frisbee, a picnic with loved ones, or simply laying back to watch the clouds drift by, this grassy area is the perfect canvas for your outdoor adventures.

The garden is gracefully adorned with a variety of trees, their branches swaying gently in the breeze, providing both shade and a soothing ambiance. These arboreal sentinels create a natural boundary, cocooning the space in tranquility and enhancing the sense of seclusion.

But that's not all; our garden has a special surprise just for you. Tucked away in a separate area, there's a dedicated garden space for our Airbnb studio guests. This secluded nook provides them with their own private retreat, complete with a cozy seating area, vibrant blooms, and a touch of nature's magic. It's the ideal spot for your guests to unwind, enjoy a cup of tea, or even indulge in some yoga amidst the serene backdrop.

### Garage

20'6 x 8'4 (6.25m x 2.54m)



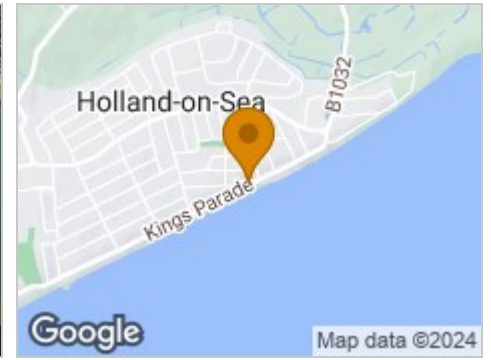
## Road Map



## Hybrid Map



## Terrain Map



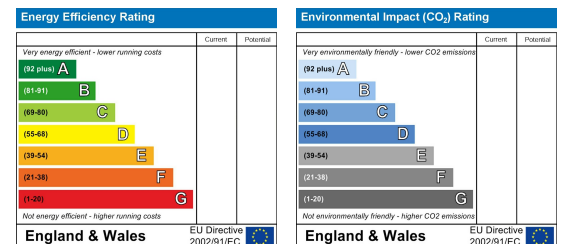
## Floor Plan



## Viewing

Please contact our Red Rock Estate Agents Office on 01255 235 255 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.