

31, The Esplanade
Holland-On-Sea, CO15 5TT

Price £850,000 Freehold



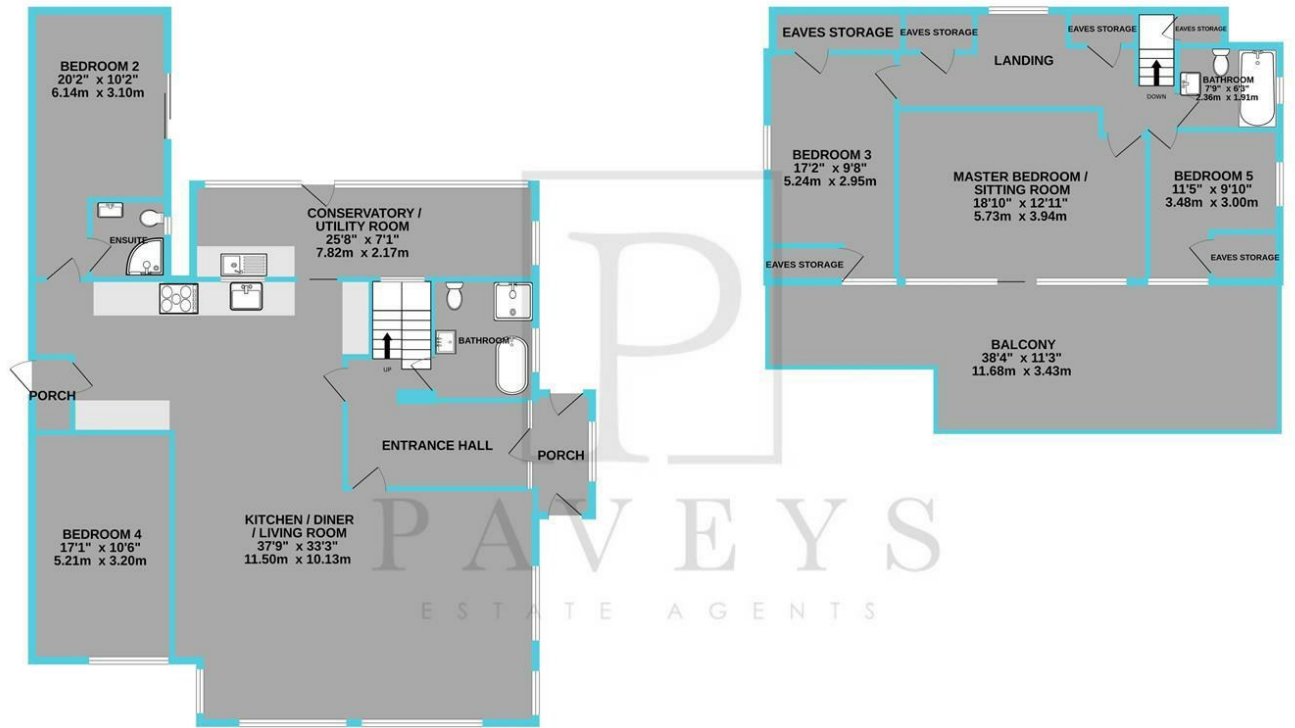
LOCATION, LOCATION, LOCATION

Perfectly positioned on The Esplanade at Holland-on-Sea is this SPACIOUS DETACHED HOUSE with STUNNING DIRECT SEA VIEWS and NO ONWARD CHAIN. The property has been completely refurbished from top to bottom and offers an impressive 2378 sq ft of accommodation with a wonderful 38ft seafront balcony, first floor sitting room/master bedroom with doors to the balcony, newly fitted kitchen, 37 ft plus kitchen diner and lounge with full height picture windows, conservatory/utility room, five bedrooms, two newly fitted bathrooms and shower room. The property enjoys wonderful views over the greensward and sits adjacent to pretty green open spaces. Local shops, transport links and the gorgeous Holland Haven Country Park are all within easy reach. An early viewing is advised in order to appreciate this location of this property and the wonderful views. We have keys.



GROUND FLOOR
1620 sq.ft. (150.5 sq.m.) approx.

1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 2378 sq.ft. (220.9 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	65
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

PORCH
Composite entrance door with matching double glazed side panel to front aspect, laminate flooring. Double glazed door and matching side panel to rear, double glazed window to side.

ENTRANCE HALL
Internal double glazed entrance door and matching double glazed side panels to Entrance Hall, laminate flooring, smooth ceiling, stair flight to First Floor, smooth ceiling, spot lights, radiator.

CLOAKROOM/BATHROOM
Four piece modern white suite comprising low level WC, wall mounted wash hand basin, walk in shower with glass screen and rainwater shower and feature freestanding bath with mixer tap and shower attachment. Double glazed window to side, laminate flooring, wall panelling, smooth ceiling, spot lights, chrome heated towel rail.

KITCHEN DINER & LOUNGE 37'9 x 33' (11.51m x 10.06m)
A fantastic, spacious open plan kitchen, diner and living space with wonderful full height picture windows and sliding patio doors to the front and side aspects affording gorgeous views over the greensward and Holland's seafront. LVT flooring, smooth ceiling, spot lights, radiators. Newly installed contemporary under and over counter units, matching full height units, work tops and upstands, inset under counter sink with mixer tap. Eye level AEG double oven, electric hob with extractor over, integrated dishwasher, built in Samsung American style fridge freezer. Double glazed door to side, double glazed sliding door to Conservatory, laminate flooring, tiled flooring, smooth ceiling, spot lights, radiator.

CONSERVATORY 25'8 x 7'1 (7.82m x 2.16m)
Double glazed windows to rear and side aspects with views over the garden, double glazed door to rear garden, laminate flooring. Fitted sink unit with cupboards, square edge work top, inset under mount sink with mixer tap, dishwasher and washing machine (to remain). Smooth ceiling, spot lights, power and light, radiator.

BEDROOM TWO 20'2 x 10'2 (6.15m x 3.10m)
Double glazed sliding patio doors to rear garden, laminate flooring, smooth ceiling, spot lights, door to Ensuite Shower Room, radiator.

BEDROOM FOUR 17'1 x 10'6 (5.21m x 3.20m)
Double glazed full height picture window to front with views over the greensward, laminate flooring, smooth ceiling, radiator.

ENSUITE SHOWER ROOM
Newly fitted modern white suite comprising of low level WC, wall mounted wash hand basin and corner shower cubicle. Double glazed window to side, laminate flooring, fully tiled walls, extractor fan, smooth ceiling, spot lights, wall mounted illuminated mirror, chrome heated towel rail.

SIDE PORCH
UPVC double glazed door to side, laminate flooring.

FIRST FLOOR
FIRST FLOOR LANDING
Double glazed window to rear, laminate flooring, smooth ceiling, doors to eaves storage, radiator.

MASTER BEDROOM/SITTING ROOM 18'10 x 12'11 (5.74m x 3.94m)
A superb first floor room offering uninterrupted, direct views over the greensward, Holland's beautiful seafront and far reaching sea views. Double glazed sliding patio doors to the front leading to the Balcony, double glazed full height picture windows to the front, laminate flooring, smooth ceiling, radiator.

SEAFRONT BALCONY 38'4 x 11'3 (11.68m x 3.43m)
A wonderfully spacious seafront balcony with stunning far reaching views of Holland's stunning greensward and sea views, steel and glass balustrade.

BEDROOM THREE 17'2 x 9'8 (5.23m x 2.95m)
Double glazed window to front with direct sea and greensward views, double glazed window to side, fitted carpet, doors to eaves storage, radiator.

BEDROOM FIVE 11'5 x 9'10 (3.48m x 3.00m)
Double glazed window to front with direct sea and greensward views, double glazed window to side, fitted carpet, doors to eaves storage, radiator.

BATHROOM 7'9 x 6'3 (2.36m x 1.91m)
Newly fitted modern white suite comprising of low level WC, wall mounted wash hand basin and bath tub with mixer taps. Double glazed window to side, laminate flooring, water proof wall panels, extractor fan, chrome heated towel rail.

VIEWS
THE GROUNDS
Lawned wrap around garden which extends to the side of the property, block paved driveway for off road parking, exterior lighting, hardstanding area to the rear of the property with storage shed.

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
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.

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