



## Pembroke Gardens Holland-On-Sea, CO15 5XD

\*\*\*Guide Price £325,000 - £350,000\*\*\*

Situated in the highly sought-after seaside area of Holland-on-Sea, this extended FIVE BEDROOM DETACHED FAMILY HOME offers spacious and versatile accommodation ideal for modern living.

The property features a generous 25'5" lounge/diner, perfect for entertaining, alongside a substantial 20' x 12' family room providing additional living space. A ground floor fifth bedroom adds flexibility, making it ideal for guests, multi-generational living, or a home office. Located just a third of a mile from Holland-on-Sea's beautifully regenerated beaches and seafront, the home also benefits from convenient access to Clacton's town centre, approximately two miles away, as well as the mainline railway station offering direct links to London Liverpool Street. This is a fantastic opportunity to secure a spacious coastal home in a desirable location.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

- Five Bedrooms
- 25'5 Lounge/Diner
- 20' x 12' Family Room/Golf Studio
- Ground Floor W.C.
- 9'10 x 8'5 Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Off Street Parking
- 22' West Facing Rear Garden
- EPC Rating D & Council Tax C



**Price £325,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE PORCH

Further double glazed entrance door to;



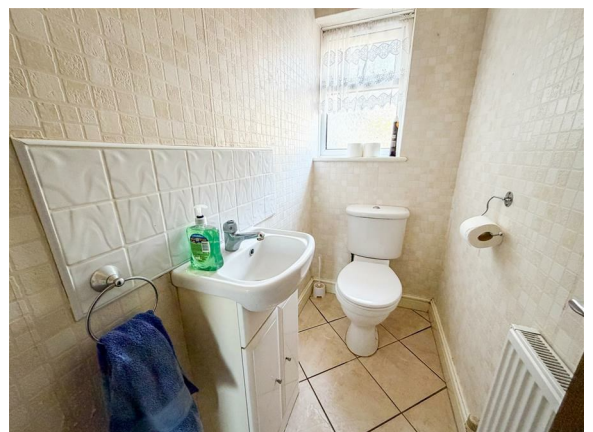
### ENTRANCE HALLWAY

Wood effect flooring. Stair flight to first floor with under stairs storage cupboard. Radiator. Doors to;



### GROUND FLOOR CLOAKROOM

Fitted with a white suite. Comprises low level W.C. Vanity hand wash basin with cupboards below. Tiled splash backs. Tiled flooring. Radiator. Double glazed window to rear.



### BEDROOM FIVE

16'7 x 7'8

Radiator. Wood effect flooring. Double glazed window to front.



### LOUNGE/DINER

25'5 x 11'11 nar to 11'4

Feature fireplace with inset electric fire (not tested). Wood effect flooring. Radiator. Double glazed window to front (Fitted 2026). Double glazed double doors to Family Room. Door to Kitchen.



### LOUNGE AREA VIEW



## DINING AREA VIEW



## KITCHEN

9'10 x 8'5

Kitchen Renovations carried out in 2026. Fitted with a range of light matte grey panelled fronted units. Comprises solid wood panel square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with under counter oven below with concealed extractor hood above (all appliances not tested). Part tiled walls. Double glazed window and double glazed door leading to Family Room.



## ALTERNATE VIEW OF KITCHEN





## GOLF STUDIO/FAMILY ROOM

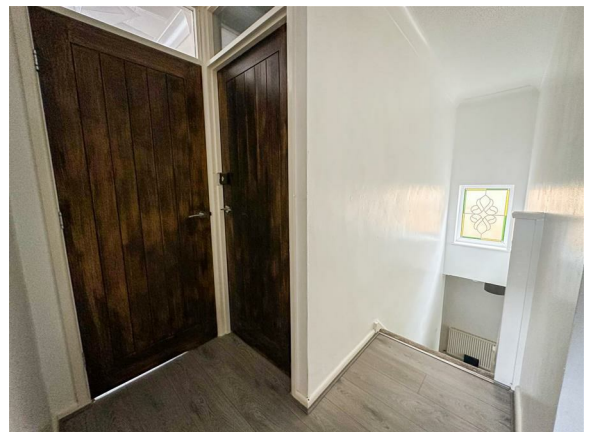
20' x 12'

(This room is currently being used as a Golf Studio, with equipment being available to be included depending on the agreed price) Laminated rolled edge work surface with cupboards and storage below. Space and plumbing for washing machine and tumble dryer. Radiator. Three lantern sky light windows. Double glazed windows and double glazed doors to rear garden.



## FIRST FLOOR LANDING

Leaded light stained glass effect window to side. Wood effect flooring. Doors to;



### BEDROOM ONE

11'11 x 10'11

Exposed wooden floorboards. Radiator. Double glazed window to front (Fitted 2026).



### BEDROOM TWO

10'10 x 9'11

Wood effect flooring. Radiator. Double glazed window to rear (Fitted 2026).



### BEDROOM THREE

8'9 x 8'8

Wood effect flooring. Radiator. Double glazed window to front (Fitted 2026).



## BEDROOM FOUR

8'11 x 7'11

Exposed wooden floorboards. Built in storage cupboard. Additional built in cupboard housing gas combination boiler serving hot water and central heating systems (not tested). Radiator. Double glazed window to rear (Fitted 2026).



## BATHROOM

Fitted with a three piece white suite. Comprises panelled bath with mixer tap and shower attachment. Glazed shower screen. Pedestal hand wash basin. Low level W.C. Fully tiled walls. Decorative effect tiled flooring. Radiator. Double glazed window to side (Fitted 2026).



## OUTSIDE - FRONT

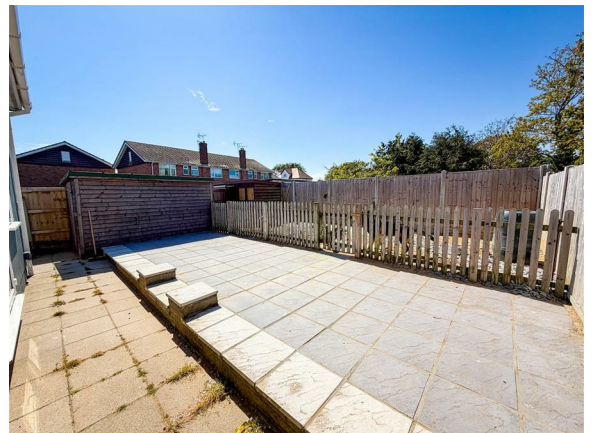
The front garden is mainly laid to lawn with shrub borders. Partial shared concrete driveway leading to private hard standing area providing off street parking for numerous vehicles. Gate giving side pedestrian access to rear garden.





### OUTSIDE- REAR GARDEN

Approx 22' Westerly facing rear garden. Mainly laid to slate shingle with paved pathways. Two timber storage sheds. Enclosed by panelled fencing. Small wooden gate leading to public greensward to rear.



### PUBLIC GREENSWARD TO REAR

The property backs onto a small greensward area which can be accessed via a small rear gate from the private rear garden.





### Material Information (Freehold Property)

Tenure:

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

### JE 0426

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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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## Selling properties... not promises

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