

Preston Road, Holland on sea, CO15 5JX

OFFERS OVER £350,000

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 1

Blake & Thickbroom are delighted to offer for sale this impressive four-bedroom detached bungalow occupying a highly desirable position in the heart of Holland-on-Sea. Offering spacious and versatile accommodation throughout, this attractive property combines generous proportions with an enviable coastal location, making it an appealing home for those seeking both comfort and convenience.

At the heart of the property is an exceptionally spacious lounge/diner, providing an excellent principal reception space with ample room for both relaxed living and formal dining. The kitchen offers a well-proportioned space for everyday cooking and entertaining.

The property further benefits from four bedrooms and a particularly generous four-piece bathroom suite, providing a level of accommodation rarely associated with bungalow living.

Situated within the heart of Holland-on-Sea, the property is ideally placed for access to a range of local amenities and bus routes, whilst the seafront is also within comfortable walking distance, allowing the coastal setting to be enjoyed with ease.

With its detached layout, generous room proportions and desirable coastal position, this is a property that offers an exceptional opportunity to create a substantial and comfortable home in one of Holland-on-Sea's sought-after locations.

Entrance Porch - 3.45m x 0.97m (11'4" x 3'2")

Lounge / Diner - 8.28m x 3.61m (27'2" x 11'10")

Kitchen - 3.25m x 3.02m (10'8" x 9'11")

Bedroom One - 3.84m x 3.3m (12'7" x 10'10")

Bedroom Two - 3.35m x 2.74m (11'0" x 9'0")

Bedroom Three - 3.4m x 2.9m (11'2" x 9'6")

Bedroom Four - 3.38m x 2.84m (11'1" x 9'4")

Bathroom - 3.35m x 2.82m (11'0" x 9'3")

WC - 1.93m x 0.97m (6'4" x 3'2")

Garden -

Tenure: Freehold

Property Type: Detached Bungalow

- VIDEO TOUR AVAILABLE!
- FOUR BEDROOM DETACHED BUNGALOW!
- 27'2 x 11'10 LOUNGE / DINER!
- 10'08 x 9'11 KITCHEN!
- 11'0 x 9'3 FOUR PIECE BATHROOM SUITE!
- SITUATED WITHIN THE HEART OF HOLLAND-ON-SEA
- WALKING DISTANCE TO BUS ROUTES & LOCAL AMENITIES!
- WALKING DISTANCE TO SEAFRONT!
- VIEWING RECOMMENDED!
- SOLE AGENTS!

Material information for this property.
Tenure is Freehold.
Council Tax Band - B.
EPC Rating - D.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - None.
Non standard properties features to note - None.

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/buyers via a third party company who undertake our Anti Money Laundering checks.


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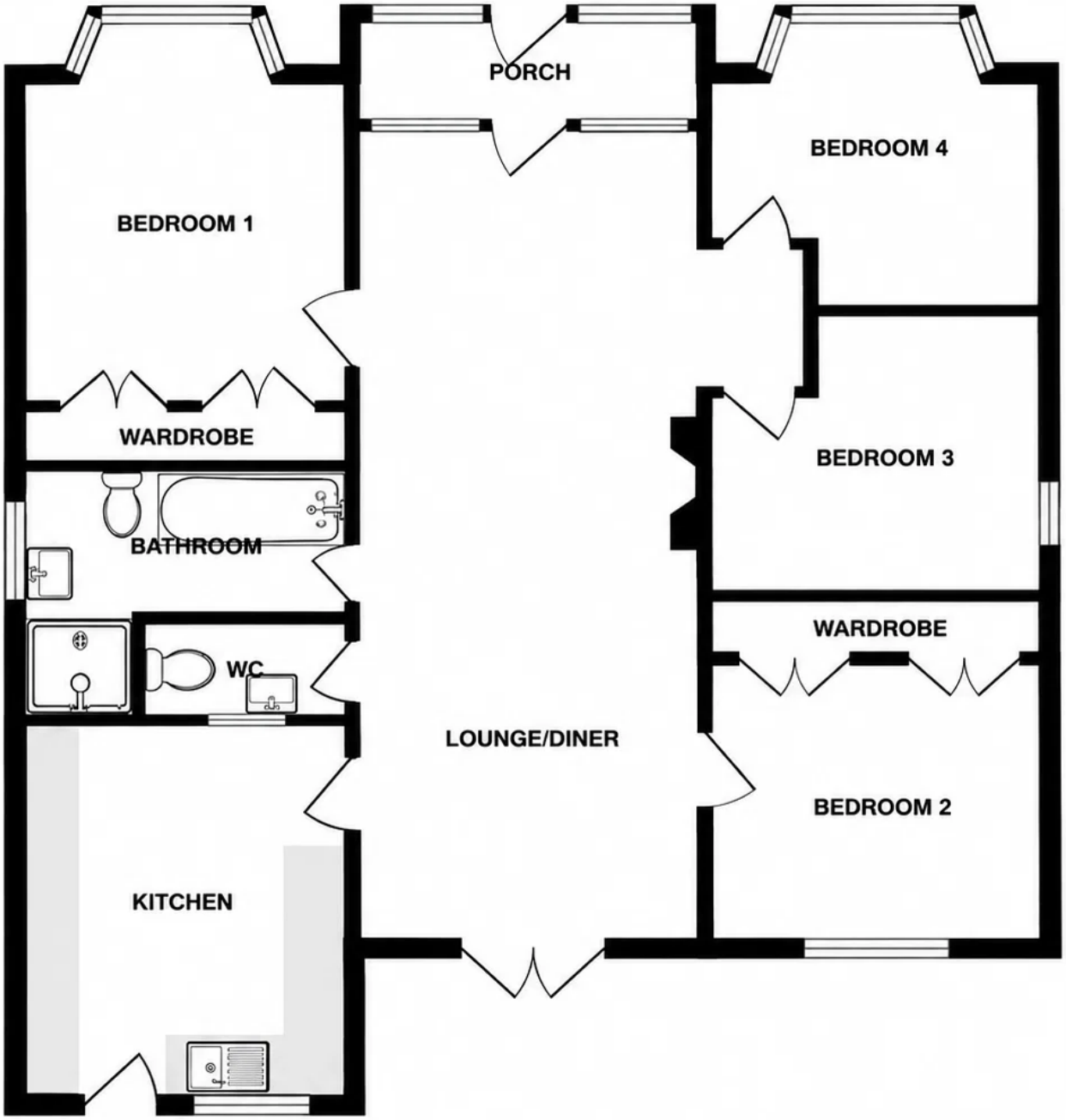

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PORCH
BEDROOM 4
BEDROOM 1
WARDROBE
BEDROOM 3
BATHROOM
WARDROBE
WC
LOUNGE/DINER
BEDROOM 2
KITCHEN