



BLAKE &
THICKBROOM



Madeira Road, Holland on Sea CO15 5NF

Holland-on-Sea

£400,000

Discover this charming detached property on Madeira Road, Holland on Sea, offering comfortable living just a stroll away from the seafront. Boasting generous room sizes, a versatile loft room, and convenient parking with a garage, this home presents an excellent opportunity.

Step inside to a welcoming lounge, measuring a spacious 4.57m x 4.14m (15'0" x 13'7"), perfect for relaxation and entertaining. Adjacent to this, the 3.66m x 2.67m (12'0" x 8'9") dining room provides an ideal space for meals and entertaining. The well-appointed kitchen, at 3.43m x 2.84m (11'3" x 9'4"), offers practical space for culinary endeavours.

The ground floor also features a convenient shower room, measuring 2.36m x 1.73m (7'9" x 5'8"), two comfortable bedrooms, including a generous master bedroom at 4.88m x 3.05m (16'0" x 10'0") and a second bedroom at 3.53m x 2.84m (11'7" x 9'4"). A notable feature of this property is the versatile loft room, measuring 4.57m x 3.05m (15'0" x 10'0"), complete with an en-suite WC and wash basin, offering flexible use as an additional bedroom, office, or hobby space.

Externally, the property benefits from ample parking and a garage, providing convenience and storage. The rear garden extends 15.24m (50'0"), offering outdoor space for enjoyment / entertainment.

Residing on Madeira Road means you are perfectly placed to enjoy all that Holland on Sea has to offer, with the seafront just a short stroll away. This property combines spacious interiors with a desirable location.

Bedroom One - 4.88m x 3.05m (16'0" x 10'0")

Bedroom Two - 3.53m x 2.84m (11'7" x 9'4")

Shower Room - 2.36m x 1.73m (7'9" x 5'8")

Lounge - 4.57m x 4.14m (15'0" x 13'7")

Dining Room - 3.66m x 2.67m (12'0" x 8'9")

Kitchen - 3.43m x 2.84m (11'3" x 9'4")

Loft Room - 4.57m x 3.05m (15'0" x 10'0")

With Ensuite WC and wash basin

Rear Garden - Approx 50'

Property Type: Detached Bungalow

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

- 16' x 10' Master Bedroom
- 11'7 Bed Two
- Lounge 15'7 x 13'7
- 12' Dining Room
- 11'3 Kitchen
- Ground Floor Shower Room
- 15' x 10' Loft Room
- Gas Heating System
- Parking & Garage
- Stroll To Seafront

Material information for this property

Tenure is Freehold. Council Tax Band: D. EPC: TBC

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Yes

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: No

Non standard property 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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