

KINGS PARADE, HOLLAND-ON-SEA, ESSEX, CO15 5QF

Price

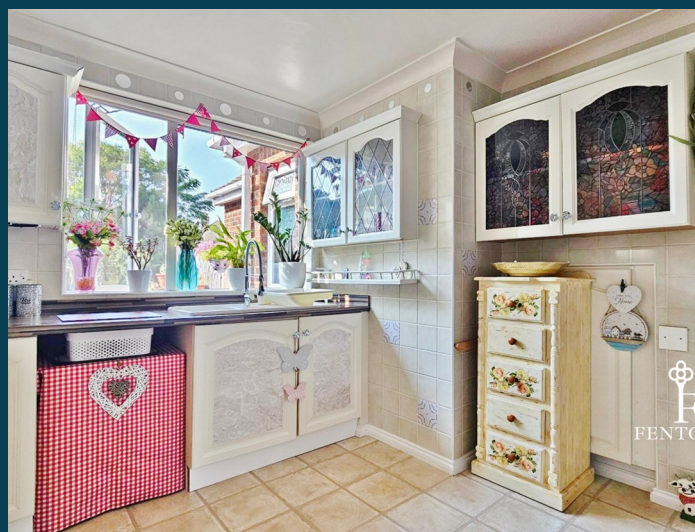
£650,000

FREEHOLD

- Three Bedrooms
- Three Reception Rooms
- Direct Sea Views
- Potential For Additional Annexe
- Air BNB Business Opportunity
- Large & Secluded Garden Offering Additional Private Garden & Side Access
- Utility Area
- Character Features
- Ample Off Street Parking
- Council Tax Band - D / EPC Rating - D

 3  2  2  D

FENTONS
ESTATE AGENTS



Occupying a sought after seafront position on Kings Parade, Fentons are delighted to bring to market this SPACIOUS, THREE BEDROOM DETACHED BUNGALOW. This characterful detached bungalow offers versatile accommodation with stunning, DIRECT SEA VIEWS and exceptional potential for multi generational living or business opportunity. The property currently benefits from a successful Airbnb, making it an ideal lifestyle or business investment, complete with its own private courtyard garden. Internally, the home boasts a spacious utility area flowing seamlessly into the dining room, an abundance of original character features and flexible living space to suit a variety of buyers. Externally, there is a beautifully secluded rear garden, ample off street parking for approximately six vehicles, and the rare opportunity to enjoy coastal living with uninterrupted sea views. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Sun Room

12'7" x 8'

Tiled flooring. Sealed unit double glazed windows to side and front aspect offering uninterrupted sea views. Radiator. Obscured hardwood door leading to:

Hallway

Built in storage cupboard. Fitted storage cupboard. LVT flooring. Radiator. Door to:

Lounge

12'10" x 12'3"

Featured fireplace. Radiator. Obscured sealed unit double glazed window to side. Featured arched window to side. Sealed unit double glazed window to front with uninterrupted sea views.

Bathroom

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment with rainfall shower head. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Bedroom 1

10'11" x 10'11"

Radiator. Obscured sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors leading to sun room.

Inner Hall

LVT flooring. Door leading into air bnb. Door to:

Bedroom 2

11'11" x 9'10"

Radiator. Sealed unit double glazed window to side.

Kitchen

11'9" x 10'9"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset one and a half composite sink with mixer tap and composite drainer. Inset four ring gas hob with extractor hood above. Built in eye level electric oven. Further selection of units both at eye and floor level. Space for additional white good. Obscured eye level featured cupboards. Glass display eye level units. Fully tiled walls. Tiled flooring. Built in pantry with integral shelving. Sealed unit double glazed window overlooking a secluded rear garden. Obscured double glazed door to side leading to:

Dining Room

17'4" x 8'

Vinyl flooring. Radiator. Sealed unit double glazed door to side leading to rear garden. Door leading to potential annexe. Obscured sealed unit double glazed sliding patio door leading to:

Utility

20'6" x 8'5"

Space for fridge/freezer. Plumbing for washing machine and tumble dryer. Window to side. Electric roller door.

Annexe Potential

18'10" x 8'3"

Concrete floors with pitched roof ideal for conversion to an annexe or garden room/bar etc with power and light connected. Sealed unit double glazed window to side. Sealed unit double glazed door to side. Open access to:

Annexe Bedroom Potential

9'8" x 8'3"

Sealed unit double glazed windows to side and rear aspect.

Outside - Rear

Part paved areas. Remainder laid to lawn. Beds stocked with an array of trees, shrubs and bushes. Outside lights and socket.

Outside tap. Access to front via side gate providing private access for air bnb accommodation. Additional private courtyard style garden laid to paving and beds laid to shingle stocked with trees. Sealed unit double glazed 'French' style doors leading to:

Air BNB Studio

12'10" x 12'5"

Fitted with a range of white high gloss floor level cupboards. Granite effect work surface. Inset stainless bowl sink and drainer unit. Space for fridge. Fitted shower cubicle with wall mounted shower attachment. Weatherboard splashback. Wood effect vinyl flooring. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors leading onto private courtyard garden. Open access to:

Inner Hall

LVT flooring. Door leading to main hallway. Door to:

Cloakroom

Low level WC. Inset wash hand basin with storage cupboards under. Tiled splashback. Laminate flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Outside - Front

Paved driveway providing off street parking for several vehicles



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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

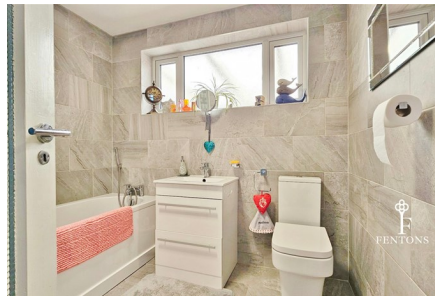
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

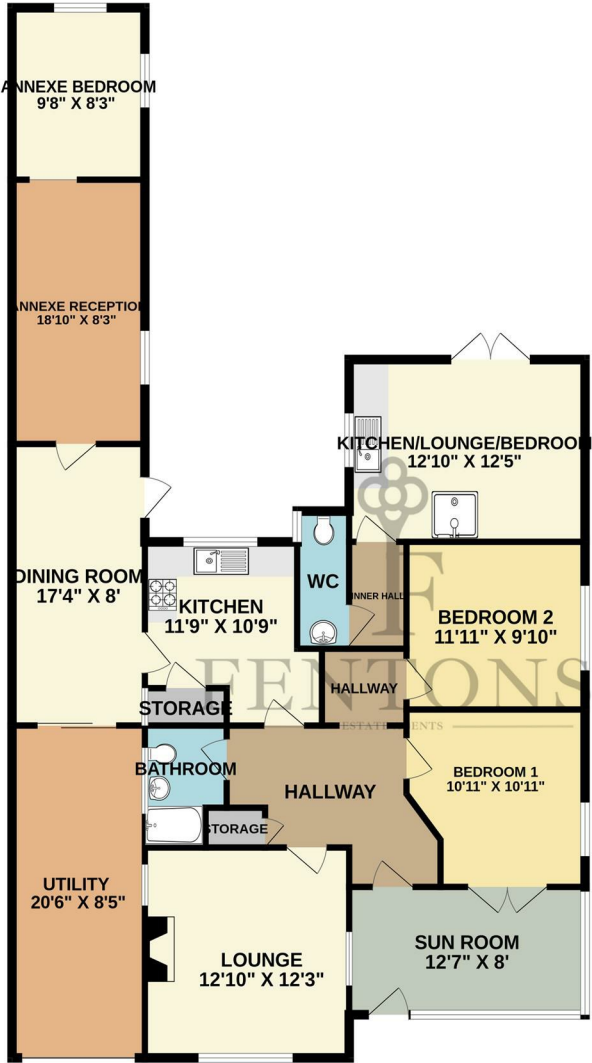
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GROUND FLOOR



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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Call us on
01255 779810
info@fentonsestates.co.uk
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Council Tax Band
D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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