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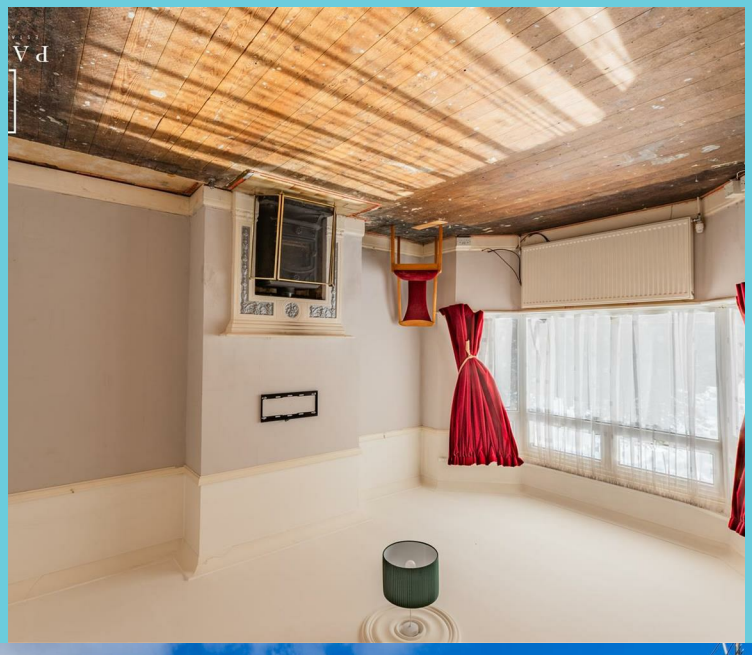
PAVEYS
ESTATE AGENTS



# 18, Princes Road

Holland-On-Sea, CO15 5LD

**Price £325,000 Freehold**

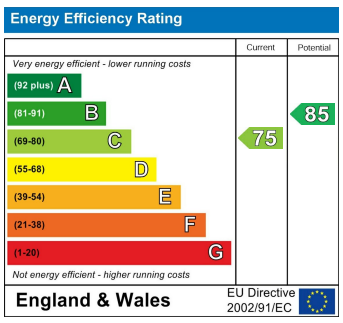
PAVEYS
ESTATE AGENTS

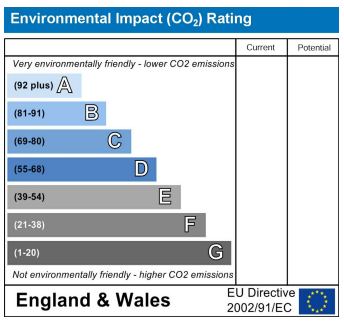
# 18, Princes Road

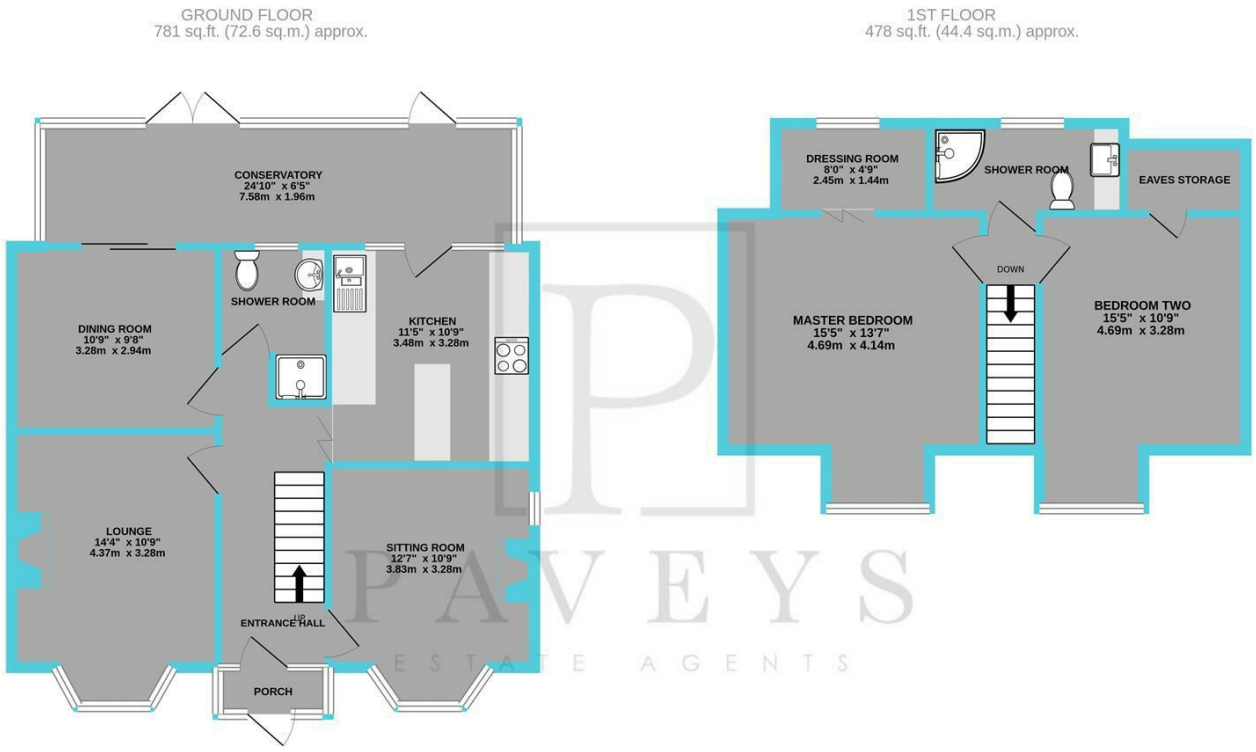
Holland-On-Sea, CO15 5LD

PAVEYS ESTATE AGENTS

Located on the "Seafront Side" of Holland-on-Sea and within a short walk to beautiful beach and esplanade is this THREE/FOUR BEDROOM DETACHED CHALET. The property is being sold with NO ONWARD CHAIN and has a large rear garden with patio and a driveway providing ample off road parking leading to the detached garage. The property as the requires some modernisation and the has the potential to extended S.T.P.P. Internally the property offers a lounge, kitchen breakfast room, conservatory, ground floor bedroom (currently the sitting room), ground floor shower room, two first floor double bedrooms and shower room. Princes Road is conveniently located within walking distance to all local amenities including shops, schools and restaurants. Call Paveys today to arrange a viewing.




TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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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**PORCH**
Wooden glazed entrance door, wooden glazed windows, double glazed entrance door to

**ENTRANCE HALL**
Stair flight to first floor, fitted carpet, radiator.

**LOUNGE 14'4 x 10'9 (4.37m x 3.28m)**
Double glazed bay windows to front, smooth and coved ceiling, feature fireplace with inset log burner (N/T), wooden floorboards, radiator.

**SITTING ROOM/BEDROOM THREE 12'7 x 10'9 (3.84m x 3.28m)**
Double glazed bay windows to front, double glazed window to side, picture rails, inset fireplace with wooden surround and electric fire, fitted carpet, radiator.

**DINING ROOM 10'9 x 9'8 (3.28m x 2.95m)**
Smooth ceiling, double glazed patio doors to conservatory, picture rails, wooden floor boards, radiator.

**CONSERVATORY 24'10 x 6'5 (7.57m x 1.96m)**
Half brick built construction with double glazed windows, poly carbonate roof, double glazed french doors and single door to rear garden, utility area with space and plumbing for washing machine and tumble dryer.

**GROUND FLOOR SHOWER ROOM**
Double glazed window to rear, half tiled walls, white suite comprising of low level W/C, vanity wash hand basin, enclosed shower cubicle, tiled floor, radiator.

**KITCHEN BREAKFAST ROOM 11'5 x 10'9 (3.48m x 3.28m)**
Two double glazed windows and double glazed door to conservatory, smooth ceiling, matching over and under counter units, roll edged work surface, built in double oven, built in electric hob, dishwasher to remain, space for fridge, tiled splash backs, stainless steel sink and drainer, laminate flooring.

**FIRST FLOOR LANDING**
Fitted carpet.

**MASTER BEDROOM 15'5 x 13'7 (4.70m x 4.14m)**
Double glazed window to front, smooth ceiling, fitted carpet, radiator, door to

**DRESSING ROOM 8'0 x 4'9 (2.44m x 1.45m)**
Double glazed window to rear, smooth ceiling, hanging rails, fitted carpet.

**BEDROOM TWO 15'5 x 10'9 (4.70m x 3.28m)**
Double glazed window to front, smooth ceiling, eves storage cupboard, fitted carpet, radiator.

**SHOWER ROOM**
Double glazed window to rear, modern white suite comprising for low level W/C, vanity wash hand basin, enclosed shower cubicle. fully tiled walls and floor.

**OUTSIDE REAR**
Large plot mostly laid to lawn, paved patio area, timber shed, greenhouse, established shrubs and trees.

**DETACHED GARAGE**
Up and over door, window to side.

**OUTSIDE FRONT**
Retained by a dwarf brick wall, shrub areas, off street parking for vehicles leading to detached garage.

**IMPORTANT INFORMATION**
Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
The property is connected to electric, gas, mains water and sewerage. The property has Solar Panels.

**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.

**MONEY LAUNDERING REGULATIONS 2017**
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

**REFERRAL FEES**
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.