

KENILWORTH ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5NX

Price

£385,000

FREEHOLD

- Three Double Bedrooms
- 24'2" x 12'1" Lounge
- 12" x 11'11" Kitchen/Breakfast Room
 - Ground Floor Bathroom
- 18'11" x 7'8" Conservatory
 - Gas Central Heating
- Garage & Off Road Parking
- South West Facing Rear Garden
- Seafront Location of Holland-on-Sea
 - EPC Rating E



FENTONS
ESTATE AGENTS



Situated in this established non estate position on the prestigious seafront side of Frinton Road in Holland-on-Sea, Fentons are delighted to offer for sale this THREE DOUBLE BEDROOM DETACHED CHALET. The property is within walking distance of the seafront, a quarter of a mile from local shopping facilities at Holland-on-Sea and approximately one and a half miles from Clacton's town centre and mainline railway station with direct links to London Liverpool Street. It is in the valuers opinion that an early viewing is highly recommended fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door to:

Porch

Two obscured windows to front. Door to:

Lounge

24'2" x 12'1"

Featured fireplace. Wooden flooring. Two radiators. Two sealed unit double glazed windows to side. Two sealed unit double glazed windows to front. Door to:

Bedroom Three

16'4" x 8'7"

Wooden flooring. Radiator. Sealed unit double glazed window to side. Door to rear leading into conservatory.

Kitchen/Breakfast Room

12' x 11'11"

Fitted with a range of matching fronted units. Granite effect rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Space for cooker. Extractor hood. Further selection of matching units both at eye and floor level. Stair flight to first floor. Under stairs storage cupboard. Built in pantry. Fitted breakfast bar. Plumbing for washing machine and dishwasher. Part tiled walls. Vinyl flooring. Door to:

Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Radiator. Obscured window to rear.

Conservatory

18'11" x 7'8"

Laminate flooring. Electric heater. Windows to rear aspect. Door to side leading to rear garden.

Landing

Doors to:

Master Bedroom

15'1" x 11'10"

Radiator. Two sealed unit double glazed windows to side.

Bedroom Two

Built in eaves storage. Radiator. Two sealed unit double glazed windows to side.

Outside - Rear

Part paved area. Remainder laid to lawn. Garden stocked with an array of flowers, trees, shrubs and bushes. Shed to remain. Private access door to garage. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Hard standing concrete area providing off street parking leading to garage with up and over door. Remainder laid to shingle. Enclosed by low brick wall and panelled fencing.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 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



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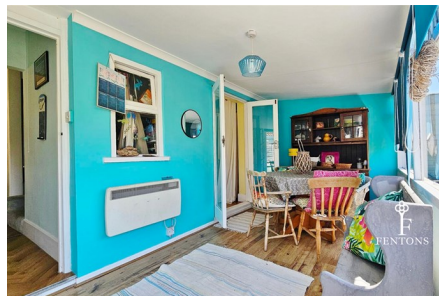
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

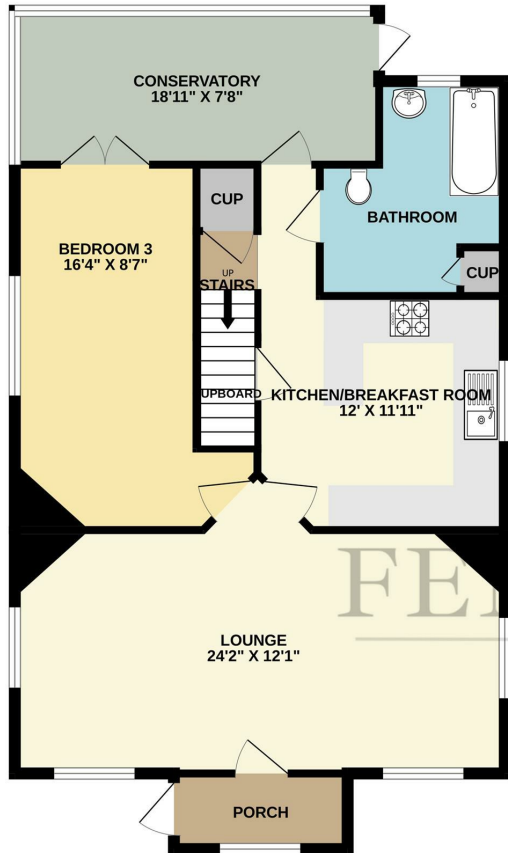
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



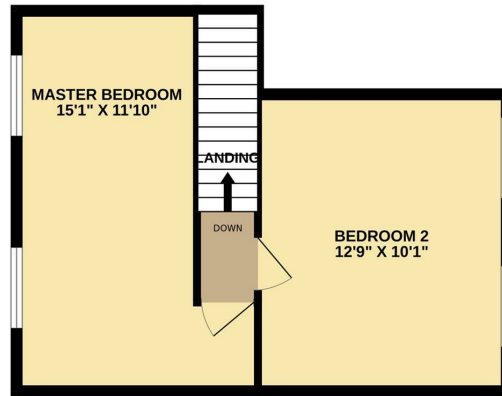
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GROUND FLOOR



1ST 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@fentonsstates.co.uk

www.fentonsstates.co.uk

Council Tax Band

C



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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