



BLAKE &
THICKBROOM



Seafields Road, Holland-on-Sea, Essex, CO15 5HJ

Holland-on-Sea

Guide Price

£318,000 to £330,000

GUIDE PRICE £325,000 - £350,000 A beautifully presented detached bungalow situated on the sought after seafront side of Holland on Sea on the Eastern outskirts of Clacton on Sea. The bungalow is situated in a quiet residential area and is conveniently located within walking distance of Holland on Sea shops, seafront and bus routes to town centre. As the owner's chosen sole agent, an early viewing is highly recommended to avoid disappointment.

ENTRANCE PORCH: Double glazed entrance door to entrance porch. Further glazed door to entrance hall.

ENTRANCE HALL: Laminated wood flooring. Radiator. Built in dehumidifier system. Doors to:

BEDROOM ONE: 11'2 (3.40m) x 10'0 (3.05m) Radiator. Built in wardrobe. Window to front.

BEDROOM TWO: 11'0 (3.35m) x 10'0 (3.05m) Radiator. Built in wardrobe. Window to rear.

BATHROOM: Refitted white suite comprising panelled bath with mixer taps and built in shower unit with glazed shower screen, vanity hand wash basin, low level WC. Part tiled walls. Heated towel rail. Window to rear.

LOUNGE: 15'0 (4.57m) x 12'0 (3.66m) Radiator. Bay window to front.

KITCHEN DINER: 18'6 (5.64m) x 10'5 (3.18m) Luxuriously appointed with a range of high gloss finish Grey coloured laminated fronted units comprising laminated work surfaces with matching upstands, inset single drainer sink unit with mixer taps, cupboards under, eye level cupboards, cupboard housing gas boiler, inset four ring gas hob with extractor hood above and glass panelled splashback. Further built in single oven with cupboard storage above and below. Radiator. Windows to side and rear, double glazed door to outside.

OUTSIDE: Block paved frontage affording ample off road parking. Side access to westerly facing lawned rear garden with flower and shrub borders. 16'9 x 11'4 block built workshop, window to front and side, outside tap. The rear garden is enclosed by panel fencing.

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. 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 - No.

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.

Property Type: Detached Bungalow

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

- TWO BEDROOMS
- 15' x 12' LOUNGE
- 18'6 x 10'5 FITTED KITCHEN/DINER with BUILT IN HOB UNIT
- MODERN WHITE BATHROOM SUITE
- GAS HEATING with NEW BOILER INSTALLED IN APRIL 2025
- REPLACEMENT DOUBLE GLAZED WINDOWS
- WESTERLY FACING REAR GARDEN
- 16'9 x 11'4 WORKSHOP
- AMPLE OFF ROAD PARKING
- SOLE AGENTS





