



## Lyndhaven Court, Lyndhurst Road Holland-On-Sea, CO15 5HS

Located directly on Holland-on-Sea's seafront with its recently rejuvenated beaches. Sheen's are pleased to offer for sale this recently renovated TWO BEDROOM GROUND FLOOR FLAT. The property boasts a modern interior with views of the sea or greensward from every window. This property would make an ideal holiday home or retirement space and a viewing is highly recommended to appreciate the desired location and condition of the property.

- Two Bedrooms
- Recently Refurbished
- 16' Lounge
- 15'7 Modern Fitted Kitchen
- Modern Bathroom Suite
- Electric Heating
- Double Glazed Windows
- Sea Views
- No Onward Chain
- Council Band C, EPC Rating E



**Offers In Excess Of £205,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door with security entry system to:

### COMMUNAL ENTRANCE HALLWAY

24 hour CCTV. Stairflight and lifts to all floors. Personal entrance door to;

### HALLWAY

Storage cupboard, Further double storage cupboard with hot water cylinder (not tested) Electric heater (not tested). Doors to;



### BEDROOM TWO

12'7 x 8'5

Double glazed window to side offering sea and greensward views. Storage cupboard. Electric heater (not tested).



### BATHROOM

Modern fitted bathroom suite comprises; Low level W.C. Vanity hand wash basin with cupboards under. P shaped bath with electric shower over (not tested). Heated towel rail. Marble effect panelled walls.



## BEDROOM ONE

12'7 x 10'4

Double glazed window to side offering greensward and sea views. Storage cupboard. Electric heater (not tested).



## KITCHEN

15'7 x 7'5

Recently fitted modern kitchen comprises; Square edge marble effect work surfaces with inset one and a half bowl single drainer ceramic sink. Inset four ring electric hob with oven under. All appliances not tested. Plumbing and space for washing machine and fridge freezer. Selection of shaker wooden wooden effect base units. Grey high gloss wall units. Electric heater (not tested). Double glazed window to front offering sea views.





## LOUNGE

16' x 11'9

Electric heater (not tested). Double glazed window to side offering greensward and sea views. Double glazed window to front offering sea views. Double glazed door leading to sun terrace.



## OUTSIDE

The property benefits from communal gardens as well as allocated parking space to the rear of the building. Communal bin storage.



## SEA FRONT



## SIDE



## LE 0325

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 via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: C 2025/26 £1899.92

Length of lease (years remaining): 976 Annual ground rent amount (£): Ground rent review period (year/month):

Annual service charge amount (£): Approx. £2000 which includes Ground Rent, Service Charge and Insurance

Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage

Mobile Signal - Likely on all major networks

Broadband - Super Fast up to 80mb

Non-Standard Property Features To Note:

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### Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

### Particular Disclaimer

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.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



## 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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## Selling properties... not promises

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**Sheen's**  
The Action Agents