Brighton Road, Holland on Sea, Essex, CO15 5SR

£270,000

Holland on Sea

Blake & Thickbroom are pleased to be offering just a short stroll from the seafront of Holland on Sea, this fully reconfigured one bedroom detached bungalow offering a stylish coastal retreat with excellent potential as a holiday home, weekend escape or Air BnB investment. The striking open plan living space with impressive vaulted ceilings and glazed doors and gable end overlooking a low maintenance beach themed garden.

ENTRANCE LOBBY: UPVC double glazed entrance door to entrance lobby. Oak flooring, door to rear garden, further door to living space.

LOUNGE/KITCHENETTE: 6.58m x 3.66m (21'7 x 12'0) Comprising of two separate areas with vast vaulted ceiling with sky lights to side.
Kitchen Area - Fitted with a range of laminated fronted units comprising laminated work surfaces with inset single drainer sink unit. Cupboards drawers and storage space under. Range of matching eye level cupboards. Integrated electric hob with oven under. Oak flooring. Wall mounted electric storage heater. Open access to living area with continuation of oak flooring. UPVC double glazed picture windows and double door with additional feature glazed gable end giving access to rear garden. Further door to shower room and bedroom.

BEDROOM: 3.66m x 2.84m (12'0 x 9'4) Continuation of oak flooring, wall mounted electric radiator. Double glazed bay window to front.

SHOWER ROOM: White suite comprising of shower quadrant, vanity wash basin, low level WC, chrome effect electric radiator, tiled flooring. Access to loft.

OUTSIDE: Shingle frontage providing off road parking, partially retained by picket fencing. Westerly facing rear garden is in excess of 100' in length with large paved patio area adjacent to the rear of the property leading onto beach themed garden. Shingled and 'timber' breakers leading to the foot of the garden with garden studio and further storage behind. The garden is retained by timber panel fencing.

GARDEN STUDIO: 4.09m x 3.1m (13'5 x 10'2) Pine clad interior, power and light connected. Corner mounted sink unit with hot and cold water.

Material information for this property
Tenure is Freehold. Council Tax Band: B. EPC: E
Services connected. Electricity: Yes. Gas: No. Water: Yes. Sewerage type: Mains
Telephone and broadband: Disconnected
Prospective purchasers should be directed to website Checker.ofcom.og.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: None
Non standard property features to note; yes . Potential buyers must be made aware that there are no building regulations approval for the vaulted roof extension.

Property Type: Detached Bungalow

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

- 12' Bedroom
- Open Plan Living
- Striking Vaulted Ceiling
- 21'7 Lounge/Kitchenette
- Electric Heating
- Double Glazing
- Beach Themed Westerly Facing Garden
- 13'5 Garden Studio
- Off Road Parking
- Sole Agents

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.

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