



Frinton Road Holland-on-Sea, CO15 5SP

Sheen's Estate Agents are pleased to offer for sale this **THREE BEDROOM FAMILY HOUSE** situated in the popular Holland-on-Sea. The property benefits from being located within 500m of the **SEAFRONT** as well as having a **GARAGE EN BLOC**. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **23'6 x 10'6 Lounge/Diner**
- **9'8 x 7'4 Kitchen**
- **Three Piece Bathroom**
- **Fully Double Glazed**
- **Gas Central Heating (n/t)**
- **Garage En-Bloc**
- **Approximately 30' Rear Garden**
- **Council Tax Band B**
- **EPC Rating TBC**



Price £255,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to the entrance hall.

ENTRANCE HALLWAY

Stair flight to first floor. Under stairs storage cupboard. Radiator.
Door to:



LOUNGE DINER

23'6 x 10'6

Two wall mounted upright radiators. UPVC Double glazed bi-folding doors leading to outside garden.



KITCHEN

9'8 x 7'4

Fitted kitchen suite comprising laminated square edge work surfaces with inset four ring gas hob with oven under and extractor hood above (not tested). Inset single drainer stainless steel sink unit with stainless steel mixer tap. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Integrated microwave. Selection of cream gloss fronted wall units with cupboards and drawers at both eye and floor level. Double glazed window to rear.



FIRST FLOOR LANDING

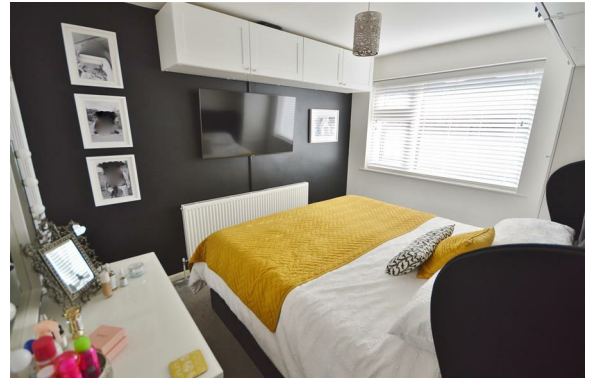
Loft access. Doors to:



BEDROOM ONE

11'4 x 10'8

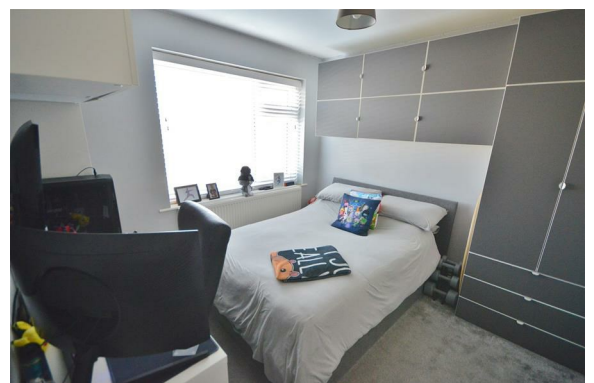
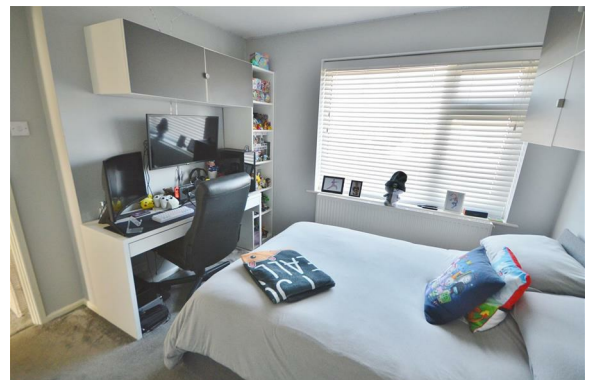
Two storage cupboards. Radiator. Double glazed window to front.



BEDROOM TWO

10'6 x 9'7

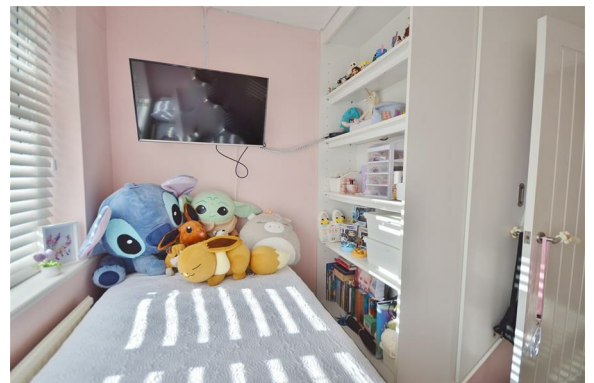
Storage cupboard. Radiator. Double glazed window to rear.



BEDROOM THREE

8'8 x 7'5

Radiator. Double glazed window to front.



BATHROOM

Three piece white suite comprising low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Panelled bath with stainless steel shower head attachment above. Majority tiled. Heated towel rail. Double glazed window to rear.



OUTSIDE FRONT

Hard standing area.



OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. One wooden storage shed. Rear pedestrian access leading to:



GARAGE EN-BLOC

Up and over door.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

BA 03/26

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.

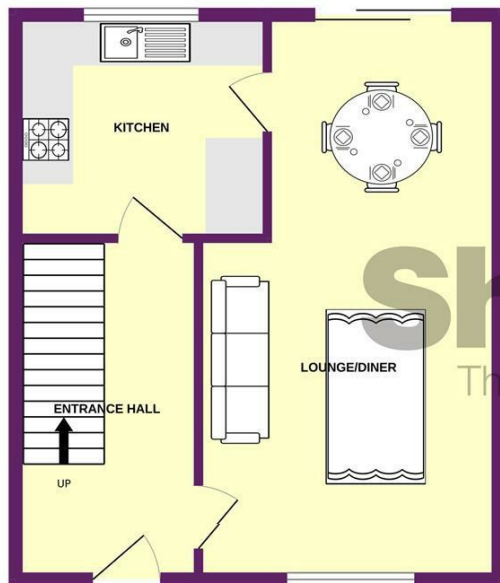
Particular Disclaimer

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.

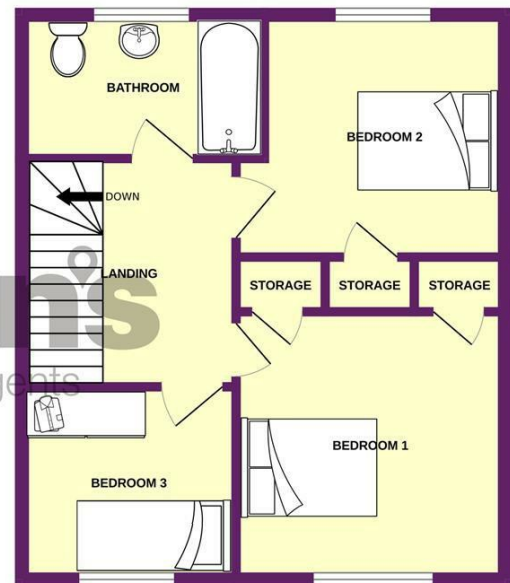
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR



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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Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
 ☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
 The Action Agents