



BLAKE & THICKBROOM



HILLSIDE CRESCENT,  
HOLLAND ON SEA, ESSEX, CO15 6NZ  
£270,000 (Offers in excess of)

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | [enquiries@blake-thickbroom.co.uk](mailto:enquiries@blake-thickbroom.co.uk)  
<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this well presented detached bungalow situated in the highly regarded area of Holland on Sea. The property can be found within walking distance of local shopping facilities and bus stops and an early viewing is advised.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts to Kings Parade. Proceed along Kings Parade before turning left into Kings Avenue (Kingscliff Hotel on the corner). At the far end turn left into Holland Road, first right into Hillside Crescent. The property can be found near the bottom of the road on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO BEDROOMS \* 15'2 LOUNGE \*

\* 11'4 x 8'10 KITCHEN/DINER \* REFITTED SHOWER ROOM \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* GARAGE \* OFF ROAD PARKING \*

\* SMALL MANAGEABLE REAR GARDEN \*

\* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Double glazed recessed side entrance door to entrance hall. Radiator, access to loft, built in airing cupboard, doors to all rooms.

**LOUNGE:** 15'2 (4.62m) x 11'3 (3.43m)

Radiator, recessed gas fire, double glazed window to front.

**KITCHEN DINER:** 11'4 (3.45m) x 8'10 (2.69m)

Fitted to three walls with a range of wooden fronted units comprising laminated rolled edge work surfaces with inset ceramic one and a half bowl sink unit with mixer taps over. Cupboards, drawers and storage space under. Range of matching eye level cupboards. Wall mounted gas boiler, integrated four ring gas hob with gas oven and grill. Double glazed window to front, further double glazed door to side.

**BEDROOM ONE:** 11'8 (3.56m) x 8'10 (2.69m)

(to fitted wardrobes) His & Hers wardrobes with double bed recess and matching top cupboards, radiator. Double glazed window to rear.

**BEDROOM TWO:** 10'0 (3.05m) x 8'10 (2.69m)

(currently used as dining room) Radiator, double glazed window to rear.

**SHOWER ROOM:**

Refitted with a white coloured suite comprising glazed walk in shower enclosure, vanity wash basin with cupboards under, low level WC, chromium effect radiator, fully tiled walls, tiled flooring. Double glazed window to side.

**OUTSIDE:**

Lawned front garden partially retained by dwarf brick wall with driveway providing off road parking and access to the side of the property to the attached garage. 16'7 x 8'4 narrowing to 7' Up and over door, service door to rear garden. The rear garden is lawned with flower and shrub borders retained by timber panel fencing.

**AGENTS NOTES:**

Material Information for this property.

Tenure is Freehold. Council Tax Band C. EPC D  
Services Connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone & Broadband coverage - Yes

Prospective purchasers should be directed to website - [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No

Non standard property features to note - Yes The property is located in a flood zone.

Prospective purchasers should be directed to website - [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

AN ENERGY PERFORMANCE CERTIFICATE WILL BE AVAILABLE TO VIEW ON LINE AT [www.blake-thickbroom.co.uk](http://www.blake-thickbroom.co.uk) AND THEN REFER TO PROPERTY ADDRESS.

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