



**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this three bedroom detached chalet style bungalow situated in a stones throw of Holland on Sea seafront. The property offers ample accommodation and is being offered for sale with no onward chain. An early viewing is highly recommended.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade East leading into Kings Parade. Continue along Kings Parade for a further half a mile turning left into York Road. First right into Cliff Road and the property can be found on the right hand side.

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

\* THREE BEDROOMS \* 22'3 x 12'3 LOUNGE \*

\* 13'10 x 10'11 DINING ROOM \* 11'5 x 9'9 KITCHEN \*

\* 11'9 x 10'5 CONSERVATORY/SUN ROOM \* GROUND FLOOR WET ROOM \*

\* FIRST FLOOR SHOWER ROOM \* GAS HEATING \* DOUBLE GLAZING \*

\* SOUTH FACING REAR GARDEN \* OFF ROAD PARKING & GARAGE \*

\* NO ONWARD CHAIN \* SOLE AGENTS \*

**FIRST FLOOR: BEDROOM TWO:** 16'11 (5.16m) x 11'11 (3.63m)

Radiator, fitted wardrobes, replacement double glazed windows to front and rear.

**BEDROOM THREE:** 13'2 (4.01m) x 10'9 (3.28m)

Radiator, fitted wardrobes, access to loft, replacement double glazed window to front.

**SHOWER ROOM:**

Low level WC, vanity hand wash basin with mixer tap and cupboards below. Shower tray, eaves storage, radiator, part tiled walls. Replacement double glazed window to side.

**FIRST FLOOR LANDING:**

Doors to all rooms. Stair flight to ground floor.

**ENTRANCE PORCH:**

Replacement double glazed entrance door to leading to entrance porch. Double glazed windows to front and side, entrance door to entrance hall.

**ENTRANCE HALL:**

Doors to:

**BEDROOM ONE:** 14'5 (4.39m) x 11'11 (3.63m)

(plus 1' into wardrobe recess) Radiator, fitted wardrobes, replacement double glazed bay window to front.

**LOUNGE:** 22'3 (6.78m) x 12'3 (3.73m)

Two radiators, double doors leading to sun lounge. Replacement double glazed window to front.

**GROUND FLOOR SHOWER ROOM:**

Eye level WC, pedestal hand wash basin, walk in shower with electric shower, fully tiled walls. Radiator, extractor fan. Replacement double glazed window to rear.

**DINING ROOM:** 13'10 (4.22m) x 10'11 (3.33m)

Radiator, fitted storage, double doors leading to kitchen. Stairs to first floor. Replacement double glazed window to side.

**KITCHEN:** 11'5 (3.48m) x 9'9 (2.97m)

Laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under. Range of eye level cupboards. Integrated dish washer, fridge, electric hob with extractor hood above, built in double oven. Part tiled walls, replacement double glazed window to side and rear. Access to utility room.

**UTILITY ROOM:**

Inset single drainer sink unit with mixer taps. Cupboards below, range of eye level cupboard, radiator, part tiled walls. Door to sun lounge/conservatory. Replacement double glazed door to garden.

**SUN LOUNGE/CONSERVATORY:** 11'9 (3.58m) x 10'5 (3.18m)

Radiator, panelled roof, replacement double glazed sliding doors leading to garden.

**OUTSIDE:**

To the front of the property paved and concrete driveway providing access for off road parking leading to garage. The rear garden benefits from a southerly facing aspect and being in excess of 90ft. Paved patio area adjacent to the rear of the property. Service door to garage and workshop. Greenhouse and wooden storage shed to remain. The remainder of the garden is laid to lawn with mature flower, tree and shrub borders. The garden is retained by wooden panel fencing.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: D . EPC: TBC

Electricity - Yes

Gas- Yes

Water- Yes

Sewerage type - Mains

Telephone and Broadband coverage - Unknown

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 the property.

Any additional property charges - None

Non standard property features to note - None







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GROUND FLOOR

1ST FLOOR



CLIFF ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5QQ

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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