



BLAKE & THICKBROOM



**KINGS PARADE,
HOLLAND-ON-SEA, ESSEX, CO15 5JF
£650,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering a rare opportunity to purchase this stunning property situated on Holland on Sea's seafront affording uninterrupted sea views. The property has undergone considerable improvement at the hands of the current owners and an internal viewing is recommended to fully appreciate the size, quality and location of this wonderful home.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approximately quarter of a mile leading into Kings Parade and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* 23'9 x 13'10 MASTER BEDROOM WITH BALCONY OVERLOOKING SEAFRONT AND ENSUITE SHOWER ROOM *

* TWO FURTHER DOUBLE BEDROOMS *

* 15'2 x 12' LOUNGE * 11' x 9'6 SNUG *

* 14'10 x 11'5 FULLY FITTED KITCHEN DINER *

* REFITTED GROUND FLOOR BATHROOM * 12'9 x 8'4 HOME OFFICE *

* GAS HEATING SYSTEM * UPVC DOUBLE GLAZING *

* 27'2 x 12'9 DETACHED GARAGE WITH UP AND OVER DOORS TO TWO ASPECTS *

* OFF ROAD PARKING FOR SIX + VEHICLES * 7'5 VEHICULAR ACCESS DOWN THE SIDE OF THE PROPERTY TO THE REAR GARDEN AND GARAGE *

* HOLLAND SEAFRONT POSITION *

* VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Storm porch leading to composite style entrance door with access to entrance hall. Radiators. Turning stairflight to first floor, open plan access to snug and further rooms.

SNUG: 11'0 (3.35m) x 9'6 (2.90m)

Radiator. UPVC double glazed bay window to front overlooking promenade with sea views.

LOUNGE: 15'5 (4.70m) x 12'0 (3.66m)

Fireplace with timber mantle and tiled hearth. Radiator. Double glazed windows to side, further double glazed bay window to front overlooking promenade and partial sea views.

KITCHEN DINER: 14'10 (4.52m) x 11'5 (3.48m)

Luxuriously appointed with a range of laminated fronted units fitted to three walls, topped with solid wood work surfaces and inset one and a half bowl sink unit with mixer tap, cupboards, drawers and storage space under, range of wall mounted cabinets and glazed units concealing wall mounted gas boiler (fitted in 2023). Integrated appliances include a five ring gas hob with extractor canopy above and double oven under, two integrated fridges, further integrated freezer and dishwasher. Radiator. Double glazed window and door to rear garden.

BEDROOM TWO: 12'0 (3.66m) x 11'5 (3.48m)

Radiator. Double glazed window to side.

BEDROOM THREE: 12'0 (3.66m) x 11'5 (3.48m)

Radiator. Double glazed window to side.

FAMILY BATHROOM:

Modern white coloured suite comprising of panelled bath with wall mounted taps over, double width glazed shower enclosure, vanity wash basin with mono tap and storage cupboards under. Wall mounted radiator. Fully tiled walls, tiled flooring. Double glazed window to rear.

SEPARATE WC:

Fitted with low level WC, vanity wash basin. Radiator. Laminate flooring. Double glazed window to side.

FIRST FLOOR LANDING:

Walk in wardrobe storage. Double glazed window to rear, door to master bedroom suite.

MASTER BEDROOM: 23'9 (7.24m) x 13'10 (4.22m)

(max). Fitted mirror fronted wardrobes. Radiator. UPVC double doors to front affording access to balcony and affording uninterrupted promenade and sea views.

EN SUITE SHOWER ROOM:

Fitted with shower quadrant, vanity wash basin, low level WC. Partially tiled walls, tiled flooring. Double glazed window to side.

OUTSIDE:

Substantial block paved frontage partially screened from the road by mature hedging with capacity to accommodate several vehicles with ease. 7'5 wide block paved driveway extending down the side of the property leading to garden and detached garage (27'2 x 12'9) with electric up and over door to front, further up and over door to side, power and light connected, further door to home office.

HOME OFFICE: 12'9 (3.89m) x 8'4 (2.54m)

Fitted units and desk space to two walls, wall mounted electric panelled heater. Double glazed windows to rear and further double glazed service door to rear garden. In the valuer's opinion, this home office could equally be utilised as a beauty parlour or hobby room, depending on individual requirements.

REAR GARDEN:

Block paving extending down the side of the garage creates a large private patio area with timber summer house / workshop, full lawned area with flower and shrubbery borders, retained by dwarf brick wall and additional paved patio area adjacent to the rear of the property. The garden is retained by timber panelled fencing.

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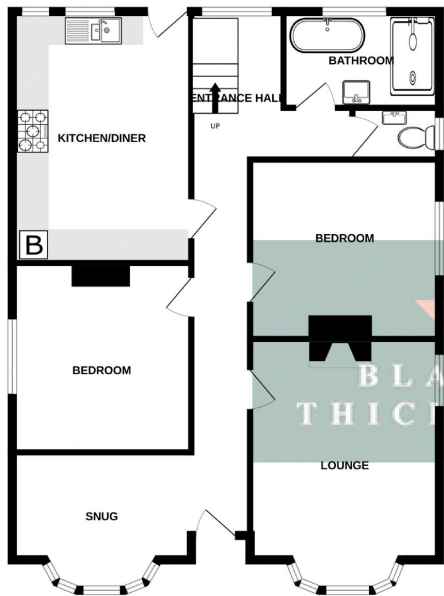
GROUND FLOOR
89.2 sq.m. (960 sq.ft.) approx.



1ST FLOOR
39.7 sq.m. (427 sq.ft.) approx.



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KINGS PARADE, HOLLAND-ON-SEA, ESSEX, CO15 5JF
TOTAL FLOOR AREA : 128.9 sq.m. (1387 sq.ft.) approx.
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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