



BLAKE & THICKBROOM



HAZELMERE ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5HX  
£410,000 (Asking Price)

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**DESCRIPTION:****SHORT WALK FROM HOLLAND'S SEAFRONT**

Well presented extended detached chalet style property situated in this established location on the sought after seafront side of Holland on Sea. The property is offered for sale with no onward chain and is conveniently located within a short walk of the seafront, Holland on Sea's centre with an array of local shops and bus route to Clacton's town centre. As the vendor's chosen sole agent, an early viewing is highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approximately quarter of a mile leading into Kings Parade. Take the first turning on the left hand side into Hazelmere Road, proceed a short distance and the property can be found on the left hand side.

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

- \* THREE BEDROOMS \* ENSUITE BATHROOM AND DRESSING ROOM \*
- \* GROUND FLOOR SHOWER ROOM \*
- \* 23'3 x 13'5 LOUNGE DINER \*
- \* 19'8 x 12' FITTED KITCHEN \*
- \* GAS HEATING VIA RADIATORS \* DOUBLE GLAZING \*
- \* WESTERLY FACING REAR GARDEN \*
- \* TIMBER FRAMED STORE ROOM \*
- \* OFF ROAD PARKING FOR TWO VEHICLES \*
- \* SHORT WALK TO SEAFRONT \* KEYS TO VIEW \*
- \* NO ONWARD CHAIN \* SOLE AGENTS \*

**FIRST FLOOR: BEDROOM ONE:** 13'3 (4.04m) x 11'10 (3.61m)

(plus door recess). Radiator. Eaves storage cupboard. Dormer window to front. Internal door to:

**DRESSING ROOM:** 9'3 (2.82m) x 5'7 (1.70m)

Built in wardrobes. Further door to:

**EN SUITE BATHROOM:**

White suite comprising of panelled bath, vanity hand wash basin, enclosed low level WC. Heated towel rail. Window to side.

**LANDING:**

Radiator. Eaves storage cupboard. Window to side. Turning stairflight to ground floor.

**ENTRANCE LOBBY:**

Double glazed entrance door to entrance lobby, further glazed door to:

**ENTRANCE HALL:**

Wooden flooring.

**BEDROOM TWO:** 17'7 (5.36m) x 11'5 (3.48m)

Radiator. Window to front.

**BEDROOM THREE:** 13'7 (4.14m) x 10'4 (3.15m)

Radiator. Bay window to front.

**SHOWER ROOM:**

Shower room with shower cubicle, low level WC, hand wash basin. Heated towel rail. Extractor fan. Window to side (not double glazed).

**LOUNGE DINER:** 23'3 (7.09m) x 13'5 (4.09m)

Wooden flooring. Radiator. Windows to side, French style glazed door with matching glazed side panels to rear garden.

**KITCHEN:** 19'8 (5.99m) x 12'0 (3.66m)

Well appointed with a range of light blue coloured fronted units comprising of laminated work surfaces with inset single drainer sink unit with mixer taps, cupboards under, eye level cupboards, inset electric hob unit with extractor hood above, further built in double oven with cupboard storage above and below, integrated dishwasher and fridge, matching dresser unit, pull out larder unit, centre island with cupboards under. Window to rear, French style double glazed doors to outside.

**OUTSIDE:**

Flower and shrub borders to the front garden with mature tree and front brick walling. Block paved driveway providing off road parking for two vehicles leading to timber framed store room. Westerly facing established rear garden with well stocked flower and shrub borders, mature trees, full width paved patio area. Storage shed to remain. Outside tap. The rear garden is enclosed by panelled fencing.

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold. Council Tax Band C. EPC Rating TBA.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone & Broadband coverage - Unknown due to property being vacant. 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 - None.













GROUND FLOOR

1ST FLOOR



HAZLEMERE ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5HX

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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