BLAKE & THICKBROOM

SEAFIELDS ROAD,
HOLLAND-ON-SEA, ESSEX, CO15 5HJ
£295,000 (Offers in excess of)

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DESCRIPTION:
Blake & Thickbroom are pleased to be offering this deceptively spacious detached bungalow situated in the highly regarded Holland on Sea area. The property is situated on the seafront side of Frinton Road and is located just a stroll from Holland on Sea's regenerated seafront promenade and local shopping facilities. In our opinion the property is affording adaptable accommodation and is also affording a loft room which is accessed via a spiral staircase offering even more potential for improvement, subject to relevant permission. The property is being offered for sale with no onward chain and an internal viewing is recommended to fully appreciate the size and location of this property.

DIRECTIONS:
PROCEED FROM: Clacton's town centre along the High Street, straight across the traffic lights into the second part of the High Street leading into Holland Road. Continue along Holland Road for approximately a quarter of a mile passing Holland Park Primary School on the left hand side taking the next turning right into Deanhill Avenue. Proceed along Deanhill Avenue and as the road converts to Seafields Gardens, there is a turning on the right into Seafields Road. The bungalow will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO DOUBLE GROUND FLOOR BEDROOMS *

* 14' x 10'7 LOUNGE * 11' x 10' DINING ROOM *

* 9'9 KITCHEN * 9' x 8' SUN ROOM *

* UTILITY ROOM * GROUND FLOOR SHOWER ROOM *

* 22' (max) LOFT ROOM *

* APPROXIMATELY 50' WESTERLY FACING REAR GARDEN *

* BLOCK BUILT OUTBUILDING *

* FAVOURED LOCATION * NO ONWARD CHAIN *

* VIEWING RECOMMENDED *

ENTRANCE LOBBY:
UPVC double glazed side entrance door to entrance lobby and further entrance door to:

ENTRANCE HALL:
Radiator. Doors to ground floor accommodation. Spiral staircase to loft room.

DINING ROOM: 11'0 (3.35m) x 10'10 (3.30m)
Radiator. Double glazed window to side, open access to sun room and double door giving access to:

LOUNGE: 14'0 (4.27m) x 10'7 (3.23m)
Radiators. Fitted alcove storage cupboard housing wall mounted gas boiler (not tested). Access to:

KITCHEN: 9'9 (2.97m) x 6'10 (2.08m)
Fitted with a range of laminated fronted units comprising of laminated work surfaces with cupboards, drawers and storage space under, range of matching eye level cupboards, inset one and a half bowl sink unit. Radiator. Tiled flooring. Double glazed windows to rear and side, door to:

UTILITY ROOM: 8'10 (2.69m) x 6'5 (1.96m)
Tiled flooring. Work surface with plumbing for automatic washing machine under (not tested). Translucent panelled roof. Double glazed door to rear garden, further door to:

SUN ROOM: 9'0 (2.74m) x 8'0 (2.44m)
Double glazed window to side and rear. Radiator. Sliding double glazed door to rear garden.

BEDROOM ONE: 13'4 (4.06m) x 12'0 (3.66m)
(max, into bay). Radiator. Vanity wash basin. Fitted storage cupboards and wardrobes. Double glazed bay window to front.

BEDROOM TWO: 12'10 (3.91m) x 10'3 (3.12m)
(to mirror fronted wardrobes). Radiator. Double glazed window to front.

GROUND FLOOR SHOWER ROOM:
Refitted with a white coloured suite comprising of a double width shower enclosure, pedestal wash basin, low level WC. Fully tiled walls, tiled flooring. Radiator. Window to side.

LOFT ROOM: 22'0 (6.71m) x 18'8 (5.69m)
(maximum dimensions). Of irregular shape with a vaulted ceilings. Radiator. Access to eaves storage areas. Pedestal wash basin. Double glazed window to rear. Door to:

CLOAKROOM:
Fitted with a low level WC.

OUTSIDE:
Lawned frontage retained by dwarf brick wall with pedestrian access to rear garden. We are of the opinion that the frontage could be utilised as off road parking, subject to planning permission for a dropped kerb. The rear garden is approximately 50' in length and enjoying a Westerly aspect. The garden is predominately lawned with further artificial turfed area with mature flower and shrub borders. Block built outbuilding affording potential as a work shop or a home office. The garden is retained by timber panelled fencing.

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GROUND FLOOR

1ST FLOOR

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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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