



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this detached bungalow situated within the highly regarded Holland on Sea area and can be found within a stroll of Holland on Sea regenerated seafront and promenade.

The bungalow affords a frontage in excess of 60' with ample off road parking to the front with potential for further access to the rear garden. The property is providing scope for further improvement and is being offered for sale chain free.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts to Kings Parade and proceed past the Kingscliff Hotel on your left. Turn left into Cliff Road, first right into Primrose Road. Left into Canterbury Road and the property can be found on left.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * EN SUITE SHOWER ROOM TO BEDROOM TWO *
- * 13'6 LOUNGE * 10'9 x 9'3 KITCHEN *
- * 27'5 x 9'2max CONSERVATORY * MODERN WET ROOM *
- * GAS HEATING * DOUBLE GLAZING * SOUTHERLY FACING REAR GARDEN *
- * DETACHED GARAGE * AMPLE OFF ROAD PARKING *
- * POTENTIAL VEHICULAR ACCESS TO REAR GARDEN * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE PORCH:

UPVC double doors to entrance porch. Further UPVC double glazed entrance door to entrance hall.

ENTRANCE HALL:

L Shaped. Radiator, laminated flooring, built in storage cupboards, access to loft, doors to all rooms.

LOUNGE: 13'6 (4.11m) x 10'6 (3.20m)

Laminated flooring, radiator, ornamental fire surround and grate. UPVC double doors to conservatory.

KITCHEN: 10'9 (3.28m) x 9'3 (2.82m)

Fitted with three walls with a range of laminated fronted units comprising laminated work surfaces with inset one and a half bowl sink unit with mixer tap over. Cupboards, drawers and storage space under. Matching larder cupboard housing wall mounted gas boiler. Integrated electric hob with oven under, extractor canopy above. Tiled flooring. Double glazed window to side, further double glazed door to conservatory.

CONSERVATORY: 27'5 (8.36m) x 9'2 (2.79m)

(narrowing to 6'2) Brick base construction, tiled flooring, radiator. plumbing for automatic washing machine. UPVC double glazed aspects to sides and rear. Service door to rear garden.

BEDROOM ONE: 11'2 (3.40m) x 11'2 (3.40m)

Laminated flooring, radiator, double glazed window to front.

BEDROOM TWO: 14'0 (4.27m) x 12'3 (3.73m)

(narrowing to 8'3) Radiator, laminated flooring, double glazed bay window to front. Access to en suite shower room.

EN SUITE SHOWER ROOM:

Fitted with recessed shower cubicle, pedestal wash basin, low level WC, chrome effect radiator, tiled flooring, part tiled walls. Double glazed window to side.

BEDROOM THREE: 8'0 (2.44m) x 7'9 (2.36m)

Tiled flooring, radiator, double glazed window to rear overlooking conservatory.

WET ROOM:

White suite comprising wall mounted wash basin, low level WC, wall mounted shower unit, chrome effect radiator, fully tiled walls. Double glazed window to side.

OUTSIDE:

The width of the plot has been measured at 62' approximately and partially retained by brick wall with drop kerb affording access to large block paved parking area and access to detached garage. Further gates leading to rear garden. We are of the opinion there is sufficient space here to provide vehicular access to the rear garden should you wish. The rear garden is enjoying a southerly aspect, laid to lawn with a paved patio area between the side of the bungalow and the garage. The garden is retained by timber panel fencing.

AGENTS NOTES:

- Material information for this property
- Tenure is Freehold. Council Tax Band: D. EPC: D.
- Services connected
- Electricity: Yes
- Gas: Yes
- Water: Yes
- Sewerage Type: Mains
- Telephone and Broadband coverage: Yes
- Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
- Any additional property charges: None
- Non standard property features to note: None



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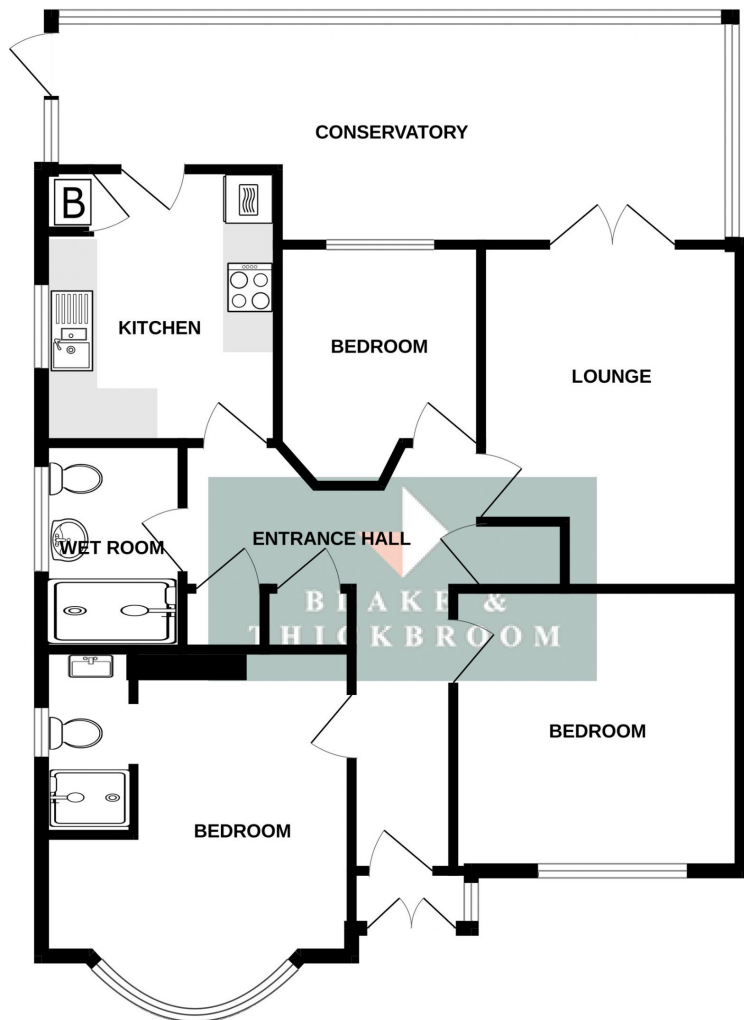


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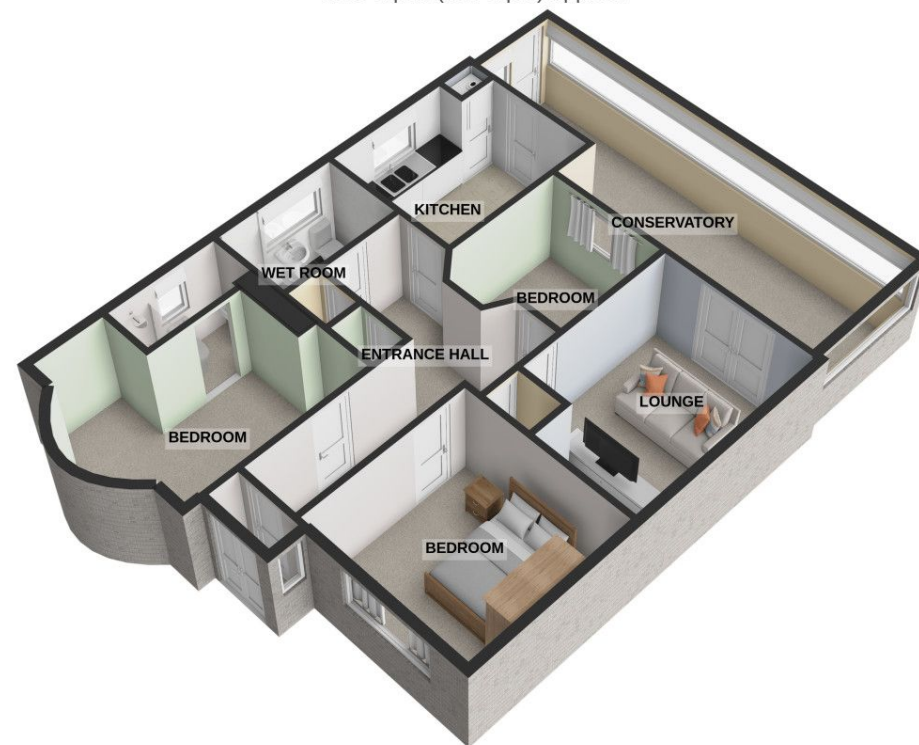
GROUND FLOOR



CANTERBURY ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5QJ

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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GROUND FLOOR 91.9 sq.m. (990 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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