



**HILLSIDE CRESCENT,
HOLLAND ON SEA, ESSEX, CO15 6PB
£215,000 (Asking Price)**

DESCRIPTION:

NO ONWARD CHAIN

Blake & Thickbroom are pleased to be offering for sale this three bedrooms detached bungalow in need of complete modernisation. The property benefits from generous accommodation throughout, off street parking and a westerly facing rear garden and is conveniently located within a short walk of local shops, restaurants and Holland on Sea seafront. Call our offices to arrange a viewing today.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance leading into Kings Parade. Proceed along Kings Parade before turning left into Kings Avenue (Kingscliff hotel on the corner). At the far end turn left into Holland Road. First right into Hillside Crescent. The property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * WET ROOM *

* 11' x 8'9 CONSERVATORY * 21'7 x 10'7 KITCHEN/DINER *

* 13'3 x 11'4 LOUNGE * DOUBLE GLAZING *

* GAS HEATING * WESTERLY FACING GARDEN *

* NO ONWARD CHAIN * OFF ROAD PARKING * SOLE AGENTS *

* VIDEO TOUR AVAILABLE * VIEWING RECOMMENDED *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Double glazed aspects to front and side. Double glazed entrance door to entrance hall.

ENTRANCE HALL:

Radiator, cupboard housing gas boiler, access to loft, airing conditioning unit. Doors to all rooms.

BEDROOM ONE: 12'0 (3.66m) x 7'11 (2.41m)

(narrowing to 6'5) Radiator, fitted wardrobes. Replacement double glazed window to rear.

BEDROOM TWO: 9'11 (3.02m) x 9'9 (2.97m)

Radiator, fitted wardrobes. Replacement double glazed window to rear.

WET ROOM:

Fitted with low level WC, vanity hand wash basin, shower attachment, fully tiled flooring, part tiled walls, extractor fan. Replacement double glazed window to side.

LOUNGE: 13'3 (4.04m) x 11'4 (3.45m)

Two radiators, air conditioning unit, access to bedroom three. Replacement double glazed sliding door to conservatory. Replacement double glazed bay window to front.

BEDROOM THREE: 10'1 (3.07m) x 7'5 (2.26m)

Radiator, access to potential shower room.

SHOWER ROOM:

Electric shower, fully tiled wall, extractor fan. replacement double glazed window to rear.

CONSERVATORY: 11'0 (3.35m) x 8'9 (2.67m)

Brick base construction, panelled roof, double glazed aspects to side and rear. French doors to rear garden.

KITCHEN DINER: 21'7 (6.58m) x 10'7 (3.23m)

(narrowing to 7'10) Laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Part tiled walls, radiator, storage cupboard. Replacement double glazed bay window to front. Double glazed window to side. service door to garden.

OUTSIDE:

To the front of the property is a block paved driveway providing access for off street parking the remainder is laid to lawn. Potential for a dual side access current access to the right hand side. The rear garden enjoys a westerly aspect with a paved patio adjacent to the bungalow and the remainder being laid to lawn with mature flower and shrub borders. Workshop, the garden is retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B. 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: No

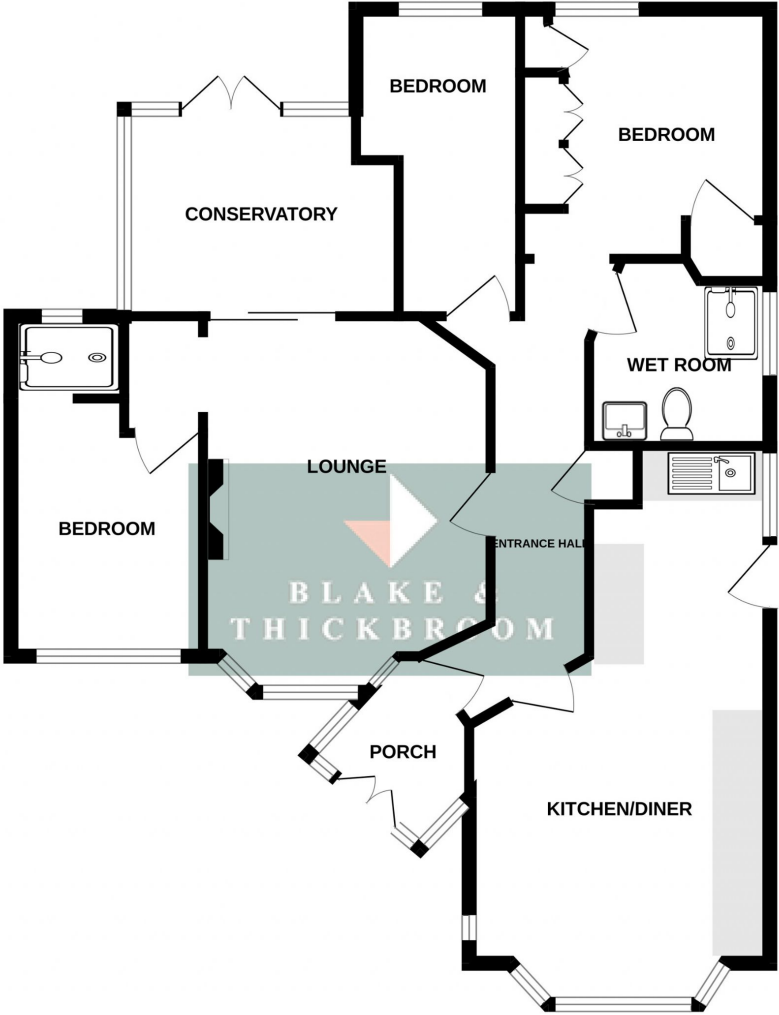
Non standard property features to note: None







GROUND FLOOR



HILLSIDE CRESCENT, HOLLAND-ON-SEA, ESSEX, CO15 6PB

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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