



**FRINTON ROAD,  
HOLLAND ON SEA, ESSEX, CO15 5UL  
£410,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this sizable detached bungalow situated in the heart of Holland on Sea. The property has undergone considerable improvement at the hands of the current owners including a new kitchen and gas boiler and an internal viewing is highly recommended to fully appreciate the size, quality and location of this property.

**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 upon reaching the Kingscliff Hotel turn left into Kings Avenue. At the far end turn right into Frinton Road. The bungalow can be found on the right hand side.

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

- \* 17' x 12'3 BEDROOM ONE \* 12'9 x 10'5 BEDROOM TWO \* 9'1 x 8'6 BEDROOM THREE \*
- \* 18'3 x 12'3 LOUNGE AREA \* 10'6 DINING AREA \*
- \* 13'4 x 10'6 REFITTED KITCHEN \* GAS HEATING SYSTEM (new boiler fitted approx 3 yrs ago) \*
- \* UPGRADED REPLACEMENT DOUBLE GLAZING \* APPROX 50' SOUTHERLY FACING REAR GARDEN \*
- \* AMPLE OFF ROAD PARKING \* VERY CLOSE TO LOCAL SHOPPING FACILITIES \* VINYL TILED FLOORING THROUGHOUT \* ATTACHED GARAGE \*
- \* VIEWING RECOMMENDED \* SOLE AGENTS \*

**ENTRANCE PORCH:**

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

**ENTRANCE HALL:**

L Shaped. Built in storage cupboard, heated linen cupboards, radiators, access to loft. Doors to all rooms.

**LOUNGE AREA:** 18'3 (5.56m) x 12'3 (3.73m)

Radiator, UPVC double glazed double doors to rear garden. Open plan access to dining area.

**DINING AREA:** 10'6 (3.20m) x 10'0 (3.05m)

Radiator, double glazed windows to rear and side, access to kitchen.

**KITCHEN:** 13'4 (4.06m) x 10'6 (3.20m)

Refitted with a range of laminated fronted units to three walls. Laminated rolled edge work surfaces with inset one and a half bowl sink unit with cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated four ring gas hob, oven, microwave, dishwasher, fridge and freezer. Double glazed window and door to side. Further service door to entrance hall.

**BEDROOM ONE:** 17'0 (5.18m) x 12'3 (3.73m)

Radiator, double glazed windows to front and side.

**BEDROOM TWO:** 12'9 (3.89m) x 10'5 (3.18m)

Radiator, double glazed window to front.

**BEDROOM THREE:** 9'1 (2.77m) x 8'6 (2.59m)

Radiator, double glazed window to side.

**BATHROOM:**

White coloured suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash basin, radiator, part tiled walls, double glazed window to side.

**SEPARATE WC:**

Fitted with low level WC, radiator, double glazed window to side.

**OUTSIDE:**

Large block paved driveway affording off road parking for at least three vehicles, partially retained by brick wall and fencing, Access to the left hand side of the property leading to the Attached Garage and further pedestrian access to rear garden. The garage measures 18'3 x 8'6 Up and door, window and service door to rear garden. The southerly facing rear garden is approx 50' in length. Laid to lawn with flower and shrub borders, further paved patio found at the foot of the garden affording an ideal place for an outbuilding/home office. Further timber storage shed, wall mounted weather proof AC outlet. 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 to 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







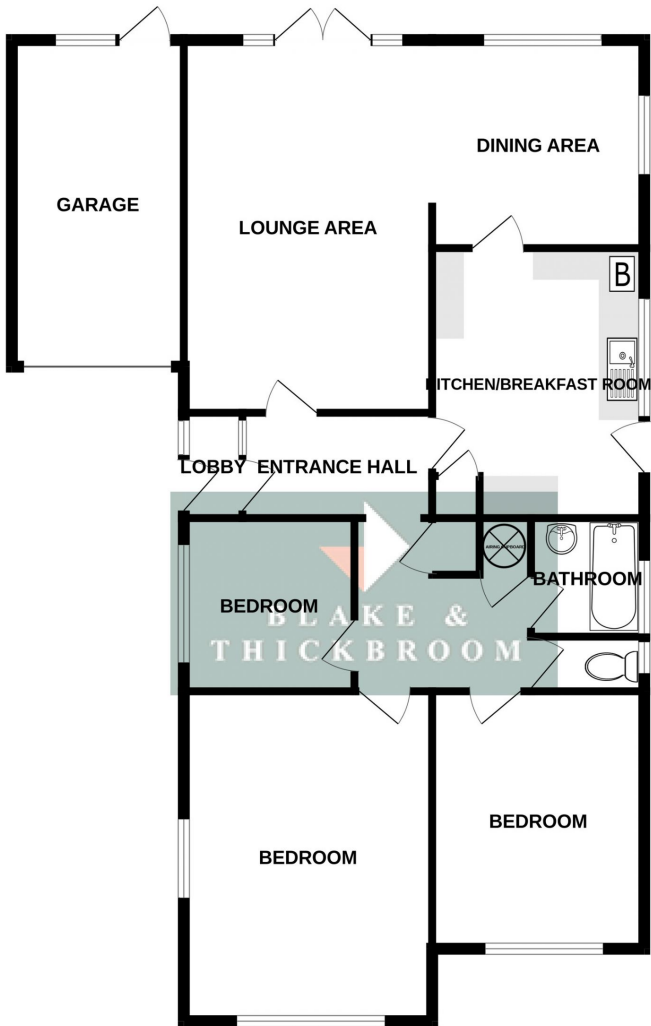








GROUND FLOOR



FRINTON ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5UL

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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