



# BLAKE & THICKBROOM



## BLAKE & THICKBROOM



HOLLAND PARK,  
CLACTON-ON-SEA, ESSEX, CO15 6LS  
£425,000 (Offers in the region of)

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<https://www.blake-thickbroom.co.uk>



**DESCRIPTION:**

Built in 1936 this stunning three bedroom, three receptions extended detached family home situated within the highly regarded East Clacton area. The property is located within easy reach of local primary schools, shops, seafront and bus routes leading to Clacton's town centre and mainline railway station leading to London Liverpool Street.  
An internal inspection is highly recommended to fully appreciate the accommodation being offered for sale. Call our offices to arrange a viewing now.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Station Road turning left into Carnarvon Road. First right into Skelmersdale Road. Proceed past the railway station on the left hand side, at the far end turn left into Holland Road. Proceed along Holland Road for approx half a mile before turning left into Holland Park. Follow the road to the left and the property can be found on the left hand side.

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

- \* THREE BEDROOMS \* MODERN SHOWER ROOM \*
- \* 11'11 x 11'11 LOUNGE \* 12'10 x 12'5 DINING AREA \*
- \* 13'2 x 10'8 CONSERVATORY \* 14'7 x 8'10 REFITTED KITCHEN \*
- \* 9'8 x 7'9 DINER/UTILITY \* GROUND FLOOR WC \*
- \* SOUTH FACING REAR GARDEN \* OFF ROAD PARKING \* CAR PORT \*
- CHARACTER PROPERTY \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 12'10 (3.91m) x 12'1 (3.68m)  
Radiator, fitted wardrobes, replacement double glazed windows to front and rear.

**BEDROOM TWO:** 11'11 (3.63m) x 11'10 (3.61m)  
Radiator, replacement double glazed window to front and side.

**BEDROOM THREE:** 8'11 (2.72m) x 6'9 (2.06m)  
Radiator, replacement double glazed window to rear.

**SHOWER ROOM:** 8'9 (2.67m) x 7'4 (2.24m)  
Modern shower room fitted with low level WC, vanity hand wash basin with mixer tap and cupboards under. Walk in shower tray with shower attachment, heated towel rail, extractor fan, fully tiled walls, tiled flooring. Replacement double glazed window to rear.

**FIRST FLOOR LANDING:** 14'7 (4.45m) x 5'8 (1.73m)  
Radiator, access to loft, doors to all rooms. Replacement double glazed stained glass window to side.

**ENTRANCE PORCH:**  
Replacement double glazed entrance door to entrance hall.

**ENTRANCE HALL:** 11'9 (3.58m) x 5'9 (1.75m)  
Radiator, stairs to first floor with under stairs storage cupboard. Doors to all rooms.

**LOUNGE:** 11'11 (3.63m) x 11'11 (3.63m)  
Radiator, electric fire, replacement double glazed windows to front and side.

**DINING ROOM:** 12'10 (3.91m) x 12'5 (3.78m)  
Radiator, replacement double glazed window to front. Access to conservatory.

**CONSERVATORY:** 13'2 (4.01m) x 10'8 (3.25m)  
Radiator, brick base construction with panelled roof, electric fire. Double glazed aspects to side and rear. French style doors to garden.

**KITCHEN:** 14'7 (4.45m) x 8'10 (2.69m)  
Refitted kitchen comprising grey fronted units with laminated rolled edge work surfaces with matching upstands. Inset one and a half bowl sink drainer unit with mixer tap. Cupboards, drawers and storage below. Range of eye level cupboards. Low level double oven with four ring gas hob, extractor hood above. Fitted dish washer, airing cupboard housing gas boiler, part tiled walls, vertical radiator. Replacement double glazed window to rear. Access to diner/utility.

**DINER/UTILITY:** 9'8 (2.95m) x 7'9 (2.36m)  
Radiator, storage cupboard housing washing machine and tumble dryer. Replacement double glazed door to front and rear, replacement double glazed windows to rear. Door to ground floor wc.

**GROUND FLOOR CLOAKROOM:**  
Low level WC, vanity hand wash basin with mixer tap and cupboards under, heated towel rail, part tiled walls, extractor fan.

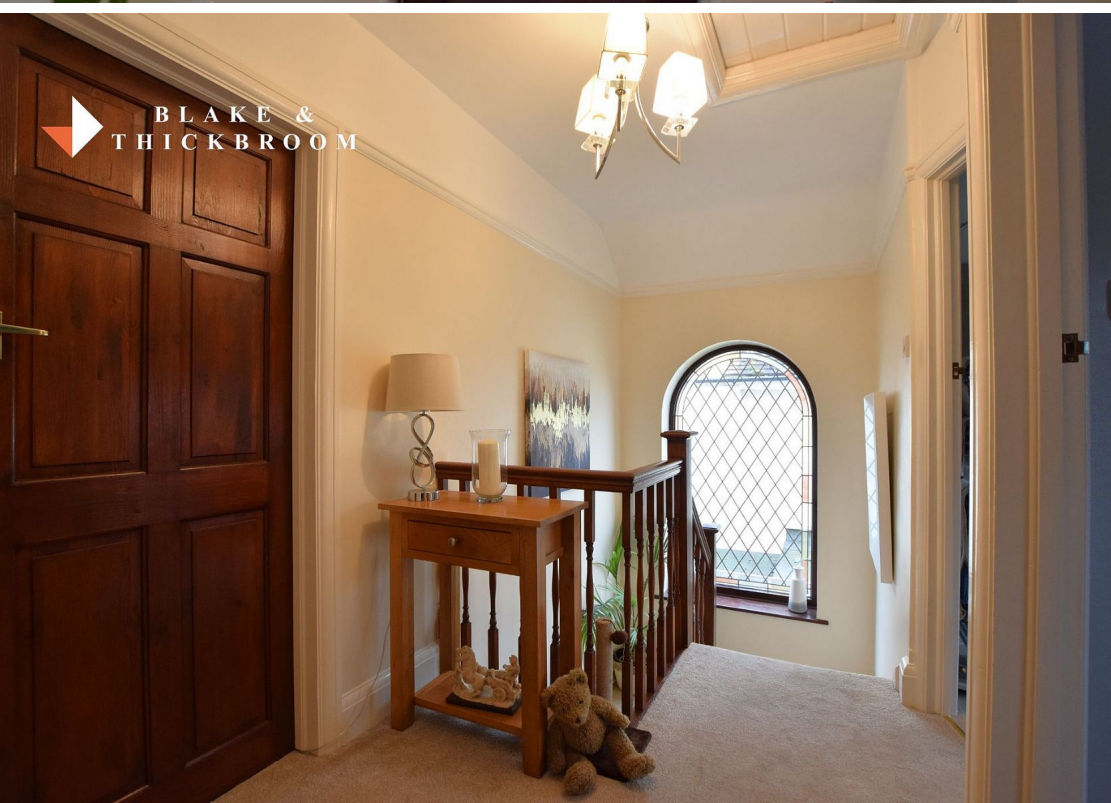
**OUTSIDE:**  
To the front of the property block paved and shingled driveway providing off road parking. Range of mature shrubs and trees. The front garden is partially retained by low level brick wall and low fencing. Further access to car port with double gates. The rear garden benefits from a southerly facing aspect with paved area adjacent to the house. Remainder is laid to lawn with a variety of mature shrubs, tree and flower borders. Summer house with power connected to the rear with two additional storage sheds. Pond, outside electrics. The rear garden is partially retained by wooden panel fencing.

**AGENTS NOTES:**  
Material information for this property  
Tenure is Freehold. Council Tax Band: E. EPC: TBC  
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](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: Yes  
The property has been extended planning ref: 98/00083/FUL  
We also understand the property is situated in a unadopted road.















## GROUND FLOOR

## 1ST FLOOR



HOLLAND PARK, CLACTON-ON-SEA, ESSEX, CO15 6LS

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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