



**DESCRIPTION:**  
FOR SALE BY PUBLIC AUCTION ON WEDNESDAY, 3RD DECEMBER 2025 AT 12.00PM NOON. LIVE STREAMED VIA DEDMAN GRAY WEBSITE. BIDDING AVAILABLE BY TELEPHONE, PROXY AND ONLINE

REFURBISHMENT OPPORTUNITY: A VACANT FREEHOLD TWO BEDROOM DETACHED BUNGALOW WITH INTEGRAL GARAGE IN NEED OF MODERNISATION AND IMPROVEMENT  
A two bedroom detached bungalow offering potential for improvement. The property benefits from off street parking, garage, substantial rear garden with distance field views and is conveniently located within easy reach of local shops, bus routes and Holland on Sea seafront. It is considered that the property could be converted to a three bedroom bungalow using the current space.

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

**ENTRANCE PORCH:**

**ENTRANCE HALL:**

**BEDROOM ONE:** 13'8 (4.17m) x 12'11 (3.94m)

**BEDROOM TWO:** 10'7 (3.23m) x 8'9 (2.67m)

**BATHROOM:**

**SEPARATE WC:**

**LOUNGE:** 17'11 (5.46m) x 14'0 (4.27m)

**KITCHEN:** 10'11 (3.33m) x 9'5 (2.87m)

**GARAGE:** 17'10 (5.44m) x 7'9 (2.36m)

**OUTSIDE:**

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- ∴
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**AGENTS NOTES:**  
We are advised by the seller that the integral garage benefits from double brick cavity walls. Neighbouring properties of the same layout and design have converted the integral garage to create further accommodation.  
It is considered that the improved property would be very popular among homebuyers.















GROUND FLOOR  
82.0 sq.m. (883 sq.ft.) approx.



NANSEN ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5EF

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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