





**DESCRIPTION:**

SEAFRONT SIDE OF HOLLAND ON SEA.  
Beautifully presented deceptively spacious detached chalet style home offering substantial accommodation on two floors on a larger than average plot on the sought after seafront side of Holland on Sea. The property is located within an established road, is within walking distance of the seafront and the centre of Holland on Sea offering an array of shopping facilities, and bus route to Clacton's town centre. As the vendor's chosen sole agent, an internal viewing is recommended to appreciate the property on offer and avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade East leading into Kings Parade. Continue along Kings Parade, turning left just past the Kingscliff Hotel into Kings Avenue. Proceed along Kings Avenue taking the third turning on the left into the initial part of Salisbury Road. Proceed a short distance and the property can be found on the right hand side.

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

- \* THREE / FOUR BEDROOMS \*
- \* GROUND AND FIRST FLOOR SHOWER ROOMS \*
- \* 20'8 LOUNGE \* 13'3 FITTED KITCHEN with BUILT IN APPLIANCES \*
- \* 9' UTILITY ROOM \* 18' GARDEN ROOM / DINING AREA \*
- \* GAS HEATING \* DOUBLE GLAZING \*
- \* APPROX 90' ESTABLISHED REAR GARDEN \* DRIVEWAY AND GARAGE \*
- \* WALKING DISTANCE OF HOLLAND ON SEA SEAFRONT AND LOCAL SHOPS \*
- \* VIEWING RECOMMENDED \* SOLE AGENTS \*

**FIRST FLOOR: BEDROOM ONE:** 14'10 (4.52m) x 9'6 (2.90m)  
Radiator. Sloping ceilings. Eaves storage cupboards. Walk in wardrobe. Window to rear, skylight window.

**BEDROOM TWO:** 10'11 (3.33m) x 9'2 (2.79m)  
Radiator. Sloping ceilings. Built in wardrobe. Window to front.

**SHOWER ROOM:**  
Fitted with double width shower cubicle, vanity hand wash basin, low level WC. Heated towel rail. Fully tiled walls, tiled flooring. Extractor fan. Window to side.

**FIRST FLOOR LANDING:**  
Walk in airing cupboard. Skylight window. Stairflight to ground floor.

**ENTRANCE LOBBY:**  
Double glazed entrance door to entrance lobby, further double glazed door to:

**ENTRANCE HALL:**  
Wooden flooring. Storage cupboard.

**BEDROOM THREE:** 13'0 (3.96m) x 10'9 (3.28m)  
Fitted with a range of floor to ceiling built in wardrobes with mahogany fronted doors, cupboards above bed recess with fitted lighting. Radiator. Wooden flooring. Window to front.

**DINING ROOM / BEDROOM FOUR:** 12'9 (3.89m) x 9'0 (2.74m)  
Radiator. Wooden flooring. Windows to front and side.

**LOUNGE:** 20'8 (6.30m) x 11'0 (3.35m)  
Radiator. Stairflight to first floor. Window to side, sliding double glazed patio doors to garden room.

**KITCHEN:** 13'3 (4.04m) x 8'0 (2.44m)  
Luxuriously appointed with a range of Cherry wood fronted units comprising of laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer tap, fitted waste disposal unit, cupboards under, eye level cupboards, inset five ring gas hob with extractor hood above, further built in small oven and grill, built in Large oven and grill. cupboard storage above and below, pull out larder unit, integrated dishwasher, fridge and freezer. Fully tiled walls, tiled flooring. Window to side.

**UTILITY ROOM:** 9'0 (2.74m) x 7'0 (2.13m)  
Well appointed with a range of laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards under, eye level cupboards, wall mounted gas boiler. Fully tiled walls. Double glazed door to outside.

**SHOWER ROOM:**  
(from entrance hall). Fitted with double width shower cubicle with multi function shower unit, vanity hand wash basin, enclosed low level WC. Heated towel rail. Fully tiled walls. Window to side.

**GARDEN ROOM:** 18'0 (5.49m) x 8'10 (2.69m)  
Two radiators. Tiled flooring. Downlighters. Windows to sides and rear, glazed double doors to outside.

**OUTSIDE:**  
Block paved front garden and driveway, mature magnolia tree, ornamental gate to the right hand side of the property with further driveway leading to detached garage with up and over door. Also ornamental single gate to left hand side of property with access to garden.

**REAR GARDEN:**  
Access to approximately 90' lawned established rear garden, ornamental fish pond, paved patio area. Three storage sheds and greenhouse to remain. Mature trees and shrubs. Small vegetable garden to the base of the garden with various fruit trees. Further slate chip area, the garden is enclosed by wooden fencing.

...:  
...











GROUND FLOOR

1ST FLOOR



SALISBURY ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5LJ

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.  
Made with Metropix ©2025