



**BRENTWOOD ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5BS  
£275,000 (Offers in the region of)**

**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this well presented extended two bedroom detached chalet style bungalow benefiting from three reception rooms and conservatory with a South facing rear garden. The property is conveniently located within easy reach of local shopping facilities, seafront, restaurants and bus routes leading to Clacton's town centre. In the valuer's opinion, an internal inspection is a must to fully appreciate the accommodation on offer

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the High Street. Proceed straight across the traffic lights into the second part of the High Street leading into Holland Road. Continue along Holland Road for approximately quarter of a mile approaching the centre of Holland on Sea. Turn left just past the Roaring Donkey public house into Windermere Road. Proceed a short distance taking the third turning right into Brentwood Road and the bungalow can be found on the left hand side.

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

- \* TWO BEDROOMS \* 12'10 LOUNGE \*
- \* 16' x 8'10 KITCHEN DINER \*
- 12' x 8'10 DINING AREA \*
- \* UTILITY AREA \* 8'1 x 7'3 STUDY \*
- \* GROUND FLOOR SHOWER ROOM \* FIRST FLOOR WC \*
- \* 13'5 x 8'2 CONSERVATORY \*
- \* SOUTH FACING GARDEN \* OFF ROAD PARKING \*
- \* SOLE AGENTS \* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Replacement double glazed entrance door to entrance hall. Access to lounge and conservatory. Replacement double glazed window to rear.

**CONSERVATORY:** 13'5 (4.09m) x 8'2 (2.49m)

Of brick based construction with double glazed aspects to sides and rear, double glazed roof, double glazed bi-fold doors to rear. Radiator.

**LOUNGE:** 12'10 (3.91m) x 11'8 (3.56m)

Radiator. Electric fire. Access to lobby leading to bedroom and shower room, access to study.

**LOBBY AREA:**

Access to bedroom and shower room. Replacement double glazed window to side.

**BEDROOM ONE:** 12'3 (3.73m) x 11'9 (3.58m)

Radiator. Replacement double glazed window to rear.

**SHOWER ROOM:**

Fitted with shower tray with electric shower, vanity hand wash basin with cupboards below, low level WC. Heated towel rail. Fully tiled walls. Extractor fan. Replacement double glazed window to side.

**STUDY:** 8'1 (2.46m) x 7'3 (2.21m)

Radiator. Fitted wardrobes. Access to kitchen. Replacement double glazed door to Utility area.

**UTILITY AREA:**

Laminated rolled edge work surfaces with cupboards below. Replacement double glazed window to rear, service door to front.

**KITCHEN:** 16'0 (4.88m) x 8'10 (2.69m)

Modern fitted kitchen comprising of wood effect fronted units with laminated rolled edge work surfaces with inset one and a half bowl sink drainer unit with cupboards, drawers and storage below, range of eye level cupboards, fitted double oven with electric hob and extractor hood above. Two radiators. Part tiled walls, tiled flooring. Replacement double glazed windows to front and side. Access to dining area.

**DINING AREA:** 12'0 (3.66m) x 8'10 (2.69m)

(into bay recess). Stairflight to first floor with understairs storage. Wall mounted boiler. Replacement double glazed bay window to front (no photo as currently used for storage).

**FIRST FLOOR - BEDROOM TWO:** 14'5 (4.39m) x 13'9 (4.19m)

Two sets of eaves storage. Replacement double glazed Velux windows to sides and rear. Door to:

**FIRST FLOOR WC:**

Fitted with low level WC, pedestal hand wash basin. Replacement double glazed Velux window to side.

**OUTSIDE:**

Block paved driveway providing access for off road parking with a variety of shrubs. Side access leading to rear garden. The front garden is enclosed by wooden panelled fencing and low level brick wall. The rear garden benefits from a South facing aspect with paving adjacent to the bungalow. Pathways around the garden, partly laid to lawn with flowers, shrubs and trees. Four wooden storage sheds to remain. Outside tap. The rear garden is partially retained by wooden panelled fencing.

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property. Any additional property charges - No.

Non standard properties features to note - Yes. The property had a rear extension proposed for a bedroom and bathroom, reference number 02/00328/FUL. There was also a porch extension, reference 03/01500/FUL.







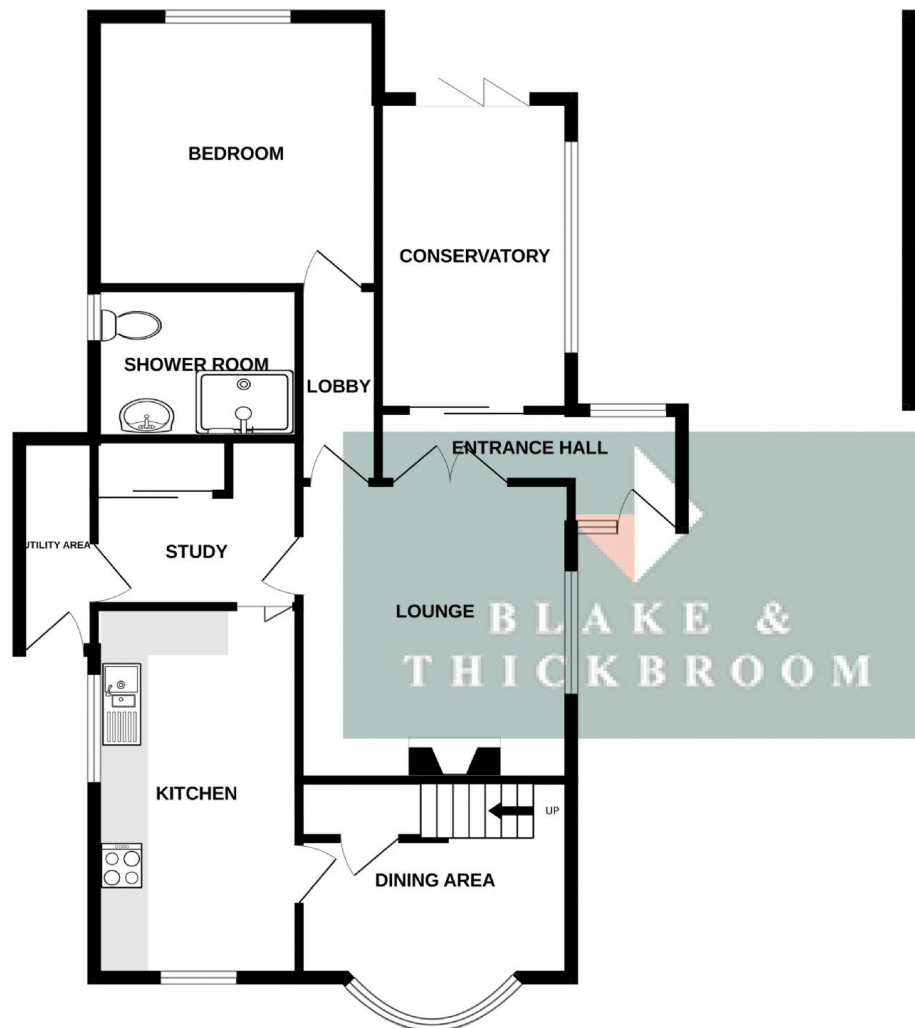




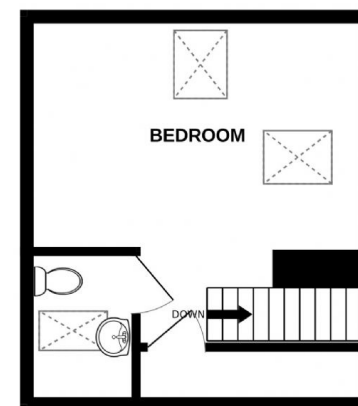




GROUND FLOOR



1ST FLOOR



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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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