



AYLESBURY DRIVE,
HOLLAND-ON-SEA, ESSEX, CO15 5QS
£390,000 (Asking Price)

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this spacious detached family home situated in the highly regarded Holland on Sea area. This property can be found within a 5 minute walk of Holland regenerated seafront, local shopping facilities and bus stops. The property is being offered for sale with no onward chain and an internal inspection is warranted to fully appreciate the size and quality of the property on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts to Kings Parade. Continue along Kings Parade, passing the Kingscliff Hotel on the left. Turn left into York Road. At the far end turn right into Frinton Road, proceed along Frinton Road passing Maffias restaurant and the Oakwood public house on the left before turning left into Aylesbury Drive. The property can be found on the left.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 18'9 x 12'10 LOUNGE *
- * 13' x 12' DINING ROOM (potential fourth bedroom) * 12'4 x 8'9 KITCHEN *
- * SPACIOUS GROUND FLOOR BATHROOM * FIRST FLOOR SHOWER ROOM *
- * GAS HEATING * DOUBLE GLAZING * GARAGE WITH INTERNAL ACCESS *
- * OFF ROAD PARKING * APPROX 50' REAR GARDEN *
- * FAVOURED LOCATION * SOLE AGENTS *

ENTRANCE HALL:

Double glazed entrance door to entrance hall. Radiator, stair flight to first floor, built in storage cupboard housing wall mounted gas boiler. Service door to integral garage. Doors to all rooms.

LOUNGE: 18'9 (5.72m) x 12'10 (3.91m)

Radiator, tiled fire surround and hearth, double glazed window to front. Feature glazed wall, further door to dining room.

DINING ROOM: 13'0 (3.96m) x 12'0 (3.66m)

Radiator, double glazed window to rear, serving hatch to kitchen. Door to entrance hall.

KITCHEN: 12'4 (3.76m) x 8'9 (2.67m)

Fitted with a range of wooden fronted units comprising laminated work surfaces with inset sink unit. Cupboards and drawers under. Range of matching eye level cupboards. Integrated hob and double oven. Double glazed window and door to rear garden.

GROUND FLOOR BATHROOM:

Spacious room fitted with panelled bath with mixer taps and shower attachment. Vanity wash basin, low level WC. Built in storage cupboard, partially tiled walls. Double glazed window to rear.

FIRST FLOOR LANDING:

Double glazed window to rear, doors to bedrooms and shower room.

BEDROOM ONE: 12'10 (3.91m) x 12'9 (3.89m)

(to fitted wardrobes) Radiator, further built in storage cupboard. Double glazed window to front.

BEDROOM TWO: 12'0 (3.66m) x 9'9 (2.97m)

(to built in wardrobes) Radiator, double glazed window to rear.

BEDROOM THREE: 16'0 (4.88m) x 6'0 (1.83m)

Door to loft space. Double glazed window to front.

SHOWER ROOM:

Recessed shower enclosure, low level WC, vanity wash basin, radiator. Double glazed window to rear.

GARAGE: 17'10 (5.44m) x 8'10 (2.69m)

Electric roller shutter door. Further window to side, service door to entrance hall.

OUTSIDE:

Lawned frontage and driveway providing off road parking. Pedestrian access to both sides to rear garden. The rear garden is approx 50' in length, lawned with a patio area adjacent to the rear of the property. Mature shrubbery borders. 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: Unknown

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

None standard property features to note: None

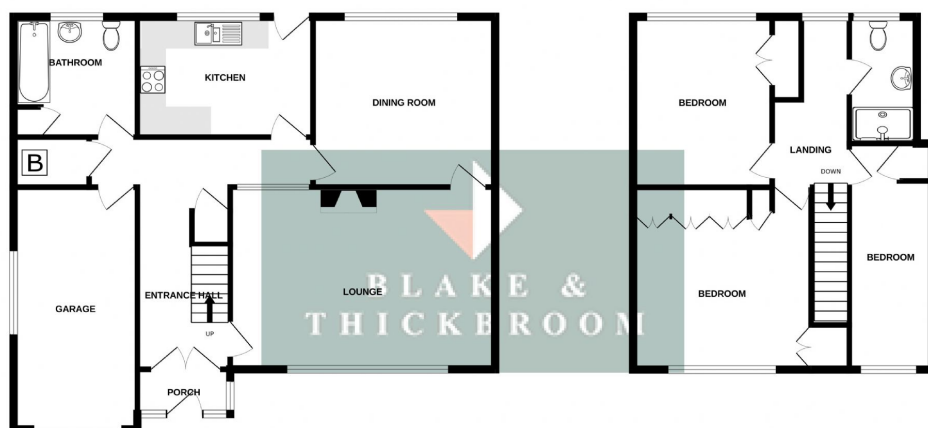






GROUND FLOOR

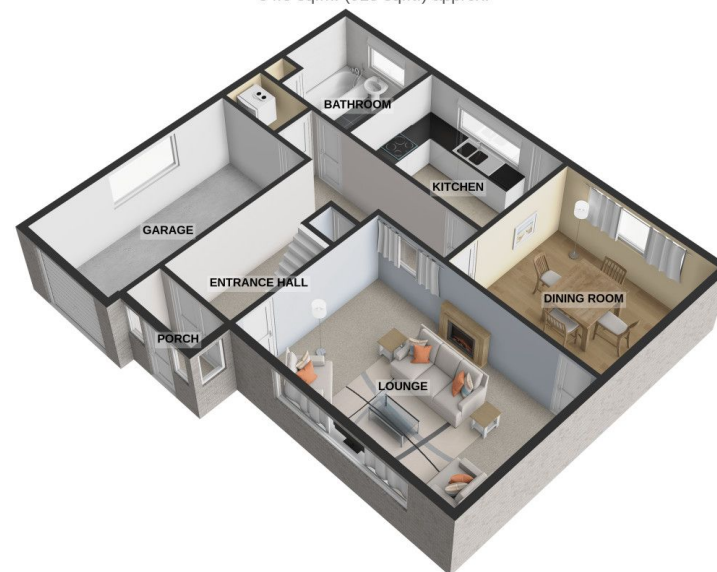
1ST FLOOR



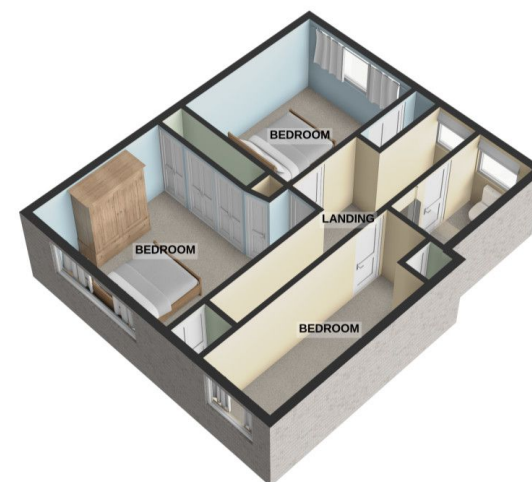
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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GROUND FLOOR
84.8 sq.m. (913 sq.ft.) approx.



1ST FLOOR
48.8 sq.m. (525 sq.ft.) approx.



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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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