



BLAKE &  
THICKBROOM



**DULWICH COURT, KINGS AVENUE,  
HOLLAND-ON-SEA, ESSEX, CO15 5EZ  
£180,000 (Asking Price)**

**DESCRIPTION:**

NO ONWARD CHAIN. Blake & Thickbroom are pleased to be offering this ground floor purpose built freehold maisonette situated in the highly regarded Holland on Sea area. The property is situated within a short walk of local shopping facilities, bus stops and seafront. The property benefits from a garage situated to the rear of the property.

**DIRECTIONS:**

Sat Nav: Postcode CO15 5EZ.

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

\* TWO DOUBLE BEDROOMS \*

\* 14'10 x 10'5 LOUNGE \*

\* 10'5 x 6'5 KITCHEN \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* SINGLE GARAGE TO THE REAR \*

\* WALKING DISTANCE TO LOCAL AMENITIES AND SEAFRONT \*

\* VIEWING RECOMMENDED \*

\* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE:**

Entrance door to entrance hall. Two radiators. Two storage cupboards. Doors to all rooms.

**BEDROOM ONE:** 11'1 (3.38m) x 10'0 (3.05m)

Radiator. Replacement double glazed window to rear.

**BEDROOM TWO:** 10'3 (3.12m) x 8'7 (2.62m)

Radiator. Replacement double glazed window to front.

**BATHROOM:** 8'1 (2.46m) x 5'8 (1.73m)

Fitted with panelled bath, hand wash basin, low level WC. Part tiled walls. Radiator. Replacement double glazed window to rear.

**LOUNGE:** 14'10 (4.52m) x 10'5 (3.18m)

Gas fire. Radiator. Replacement double glazed window to front.

**KITCHEN:** 10'5 (3.18m) x 6'5 (1.96m)

Fitted with laminated rolled edge work surfaces with cupboards under, range of eye level cupboards above, inset single drainer sink unit, four ring gas hob with electric oven below. Two storage cupboards (one houses wall mounted gas boiler, one houses the hot water tank). Replacement double glazed single door to garden, double glazed window to rear.

**OUTSIDE:**

Lawned front garden with communal garden area to the rear. Footpath giving access to garage block. The garage with an up and over door can be accessed from Dulwich Road

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating TBC.

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 - None.





