



DESCRIPTION:

OPEN PLAN LIVING IN HOLLAND ON SEA

Blake & Thickbroom are delighted to offer for sale this deceptively spacious extended detached chalet style bungalow situated on the highly sought after seafront side of Holland on Sea and within walking distance of local shops, stunning seafront and bus routes to Clacton's town centre.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the High Street, straight across the traffic lights into the second part of the High Street leading to Holland Road. Continue along Holland Road for approx quarter of a mile into the heart of Holland on Sea, turning right pass the Roaring Donkey public house into Kings Avenue. Third turning on the left into the second 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:

* FOUR/FIVE BEDROOMS * F/F SHOWER * G/F BATHROOM *

* GAS HEATING * REPLACEMENT DOUBLE GLAZED WINDOWS *

* RECEPTION HALLWAY * 12'6 x 10'10 SITTING ROOM/BEDROOM FIVE *

* 26'7 x 24'9 L SHAPED LOUNGE/KITCHEN/DINER *

* APPROX 60' SOUTH FACING REAR GARDEN * OFF ROAD PARKING *

* INTERNAL VIEWING RECOMMENDED * SOLE AGENTS *

FIRST FLOOR: BEDROOM ONE: 17'3 (5.26m) x 12'1 (3.68m)

Electric panel heater, sloping ceiling, Juliet balcony over looking south facing rear garden.

BEDROOM TWO: 12'5 (3.78m) x 9'2 (2.79m)

Electric panel heater, sky light window, dormer window to side.

BEDROOM THREE: 17'10 (5.44m) x 7'2 (2.18m)

Electric panel heater, dormer window to front.

SHOWER ROOM:

Shower cubicle, vanity hand wash basin, low level WC, heated towel rail, laminated wood flooring, part tiled walls, dormer window to side.

LANDING:

Sky light window, turning stair flight with further window to side to ground floor.

RECEPTION HALLWAY:

Part glazed entrance door to reception hallway. Laminated flooring, radiator, understairs storage cupboard, door to ground floor bathroom. Open plan leading to lounge/kitchen/diner area.

GROUND FLOOR BATHROOM:

White suite comprising panelled bath with mixer taps, vanity hand wash basin, low level WC, part tiled walls, laminated wood flooring, down lighters. Window to side.

BEDROOM FOUR: 14'0 (4.27m) x 11'0 (3.35m)

Radiator, picture rail, bay window to front.

SITTING ROOM/BEDROOM FIVE: 12'6 (3.81m) x 10'10 (3.30m)

Built in alcove storage cupboards housing combi gas boiler, radiator, ornamental log feature to chimney breast. Bay window to front.

EXTENDED LOUNGE/KITCHEN/DINER: 26'7 (8.10m) x 24'9 (7.54m)

L shaped in design. Kitchen area. Luxuriously appointed with a range of matt finish grey coloured laminated fronted units with laminated work surfaces with inset one and a half bowl single drainer sink unit and mixer taps. Cupboards under, eye level cupboards, cooker range to remain with extractor hood above and glass splashback. Integrated fridge, freezer, dish washer, laminated wood flooring, two radiators. Window to rear, glazed double doors with matching glazed side panels to rear garden.

OUTSIDE:

Flower and shrub borders to the front of the property with parking bay providing off road parking for two vehicles. Side gate access leading through to approx 60' established south facing lawned rear garden. Full width paved patio area, workshop to the base of the garden, mature trees and shrubs. The rear garden is enclosed by panel fencing.

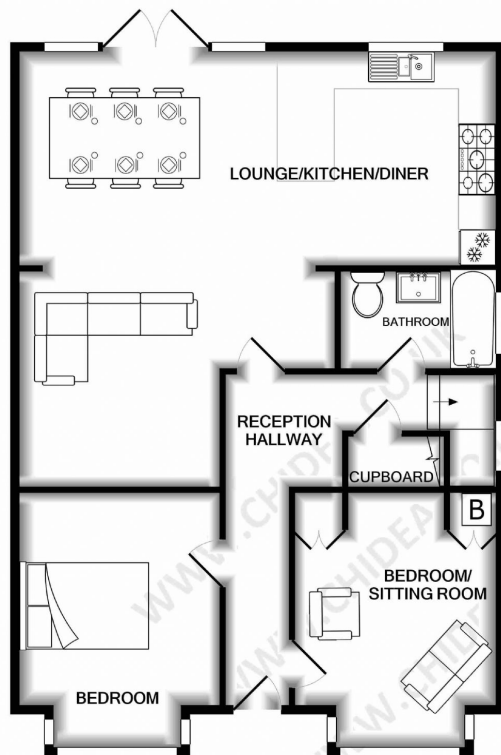
AGENTS NOTES:

Tenure is Freehold.

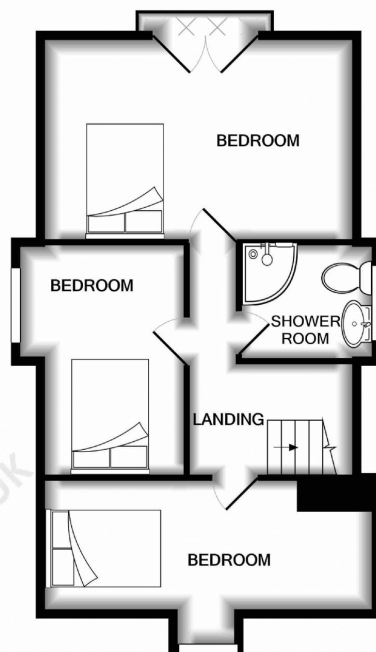
Council Tax Band C. EPC Rating D.

AN ENERGY PERFORMANCE CERTIFICATE WILL BE AVAILABLE TO VIEW ON LINE AT www.blake-thickbroom.co.uk AND THEN REFER TO PROPERTY ADDRESS.





GROUND FLOOR



1ST FLOOR

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

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR



1ST FLOOR



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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