LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.

CANTERBURY ROAD, HOLLAND-ON-SEA, CO15 5QH

PRICE £425,000

A beautifully presented five-bedroom family home, ideally situated in the highly sought-after area of Holland-on-Sea. The property boasts a generous lounge, a spacious kitchen/dining room, and a convenient ground floor WC. Externally, there is off-road parking, a garage, and a well-maintained, attractively presented garden.

- Five Bedrooms
- Off-Road Parking & Garage
- Well Presented
- Sought-After Holland-on-Sea Location
- Generous Lounge
- EPC-TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

BEDROOM TWO

15'5 x 12'3 (4.70m x 3.73m)

BEDROOM FOUR

12'1 x 12'0 (3.68m x 3.66m)

BEDROOM FIVE

12'3 x 10'5 (3.73m x 3.18m)

WC

5'11 x 3'1 (1.80m x 0.94m)

KITCHEN/DINING ROOM

30'3 x 8'11 (9.22m x 2.72m)

BATHROOM

14'4 x 7'0 (4.37m x 2.13m)

LOUNGE

19'11 x 16'5 (6.07m x 5.00m)

BEDROOM ONE

16'4 x 12'8 (4.98m x 3.86m)

FIRST FLOOR

BEDROOM THREE

15'3 x 11'4 (4.65m x 3.45m)

OUTSIDE

OUTSIDE REAR

Material Information

Council Tax Band: C
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: EE, Three, Vodafone & O2
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Service water- very low - Rivers & sea- very low
Additional Charges: N/A
Seller's Position: Needs to find
Garden Facing: North

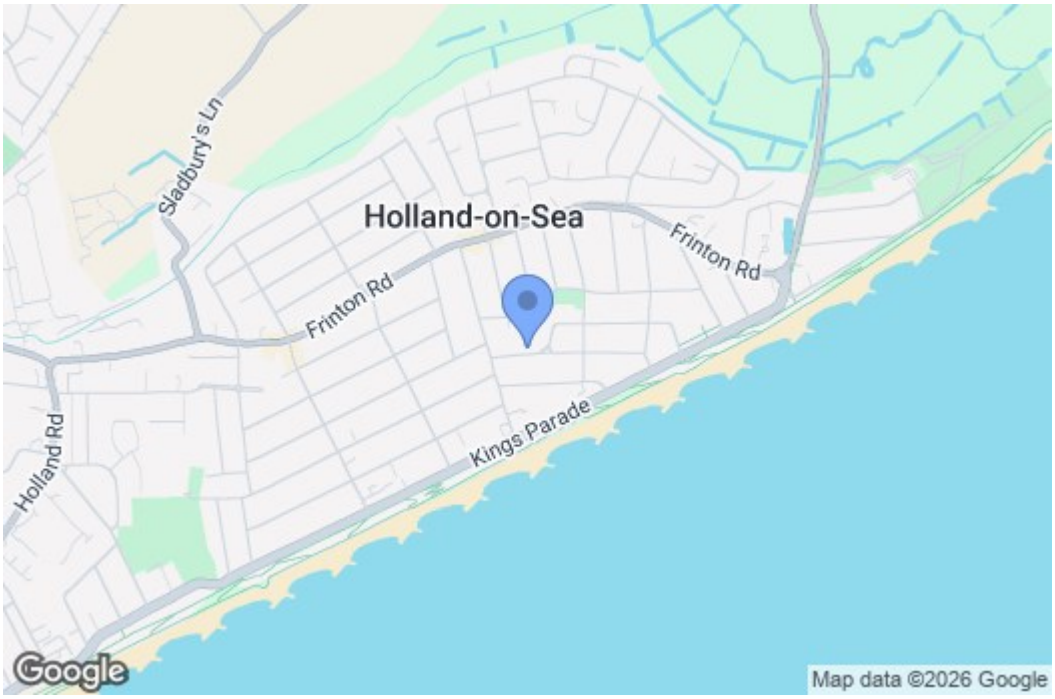
Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

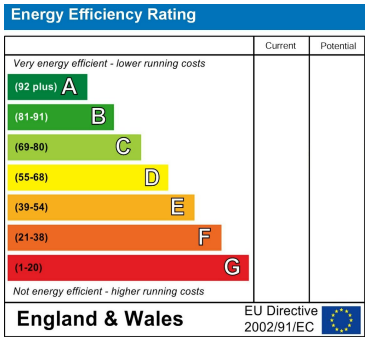
AML

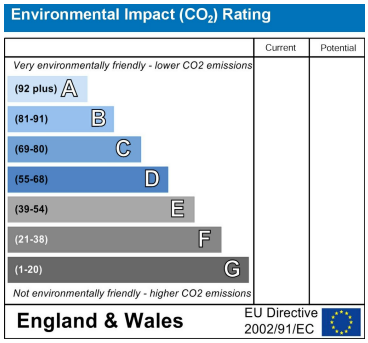
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

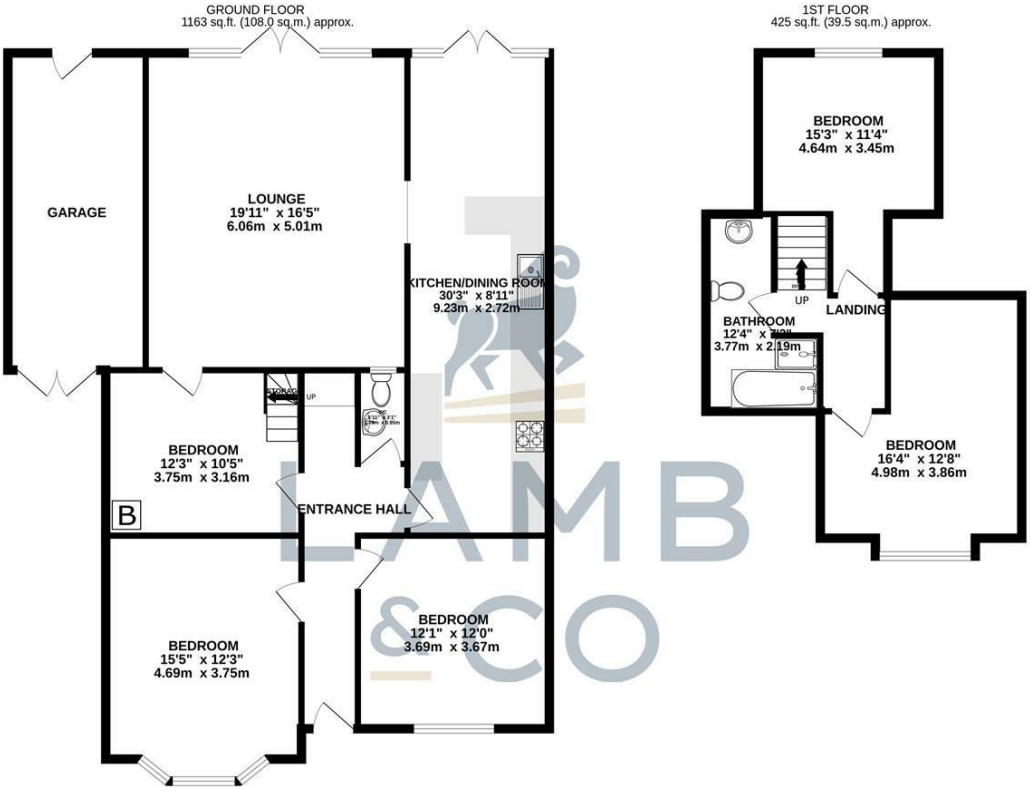


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1587 sq.ft. (147.5 sq.m.) approx.

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 ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.