



## Preston Road Holland-on-Sea, CO15 5JX

Sheen's Estate Agents are pleased to offer for sale this FOUR BEDROOM DETACHED BUNGALOW nestled in the charming area of Holland-on-Sea. This delightful detached bungalow on Preston Road offers a perfect blend of comfort and spacious living. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The property is conveniently situated 250 metres from local shopping amenities and around a quarter of a mile of Holland-on-Sea's regenerated beaches and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- Four Bedrooms
- 27'9 x 12 Lounge Diner
- 13'6 x 10'4 Kitchen
- Four Piece Bathroom Suite
- Summer House
- Gas Central Heating (n/t)
- Fully Double Glazed
- Council Tax Band B
- EPC Rating D



**Price £375,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE PORCH

Two radiators. Double glazed windows to front. UPVC double glazed entrance door leading to;

### LOUNGE DINER

27'9 x 12'

Inset log burner with wooden fire surround (not tested). Five radiators. Double glazed windows to front and rear. UPVC double glazed French doors leading to rear garden.



## KITCHEN

13'6 x 10'4

Fitted kitchen site comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above (not tested). Inset oven. Space for fridge freezer. Tiled splash backs. Selection of matching wall units with cupboards and drawers at both eye and floor level. Radiator. Double glazed windows to rear. UPVC double door leading to rear garden.



## BEDROOM ONE

11' x 12'5 into bay

Built in wardrobes. Two radiators. Double glazed bay windows to front.



## BEDROOM TWO

11'2 x 9'

Built in wardrobes. Radiator. Double glazed window to rear.



### BEDROOM THREE

11'1 x 9'7

Radiator. Double glazed window to side.



### BEDROOM FOUR

10'8 x 9'

Radiator. Double glazed bay windows to front.



### FOUR PIECE BATHROOM SUITE

Four piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath. Step-in shower cubicle with wall mounted shower-head attachment above. Majority tiled. Storage cupboard housing wall mounted gas combination boiler (not tested). Radiator. Double glazed window to side.



### SEPARATE W.C

Comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Radiator. Glazed window to side.



### OUTSIDE- FRONT

Enclosed by panel fencing. Patio paved path leading to front entrance with remainder being stone shingled. Side pedestrian access to rear.



## OUTSIDE - REAR

Raised decked area with remainder being laid to lawn. Summerhouse. Wooden storage shed with electric connected and two double glazed windows and UPVC door. Enclosed by panelled fencing. Side pedestrian access to front.



## SUMMERHOUSE

Space and plumbing for white good appliances. Butler sink. Double glazed window to front.

## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains Drainage (Telephone & Broadband): Yes

Non-Standard Property Features To Note: N/A

## BA 0125

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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### Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



## GROUND FLOOR



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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## Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents