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

Sheen's
The *Action* Agents



The Chase
CO15 5QB

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW located in the highly sought after seaside of Frinton Road in Holland-on-Sea. The property is located within 170 yards of Holland's seafront and approximately two miles from Clacton-on-Sea's town centre and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 16'1 x 11'2 Lounge
- 16'7 x 7'11 Kitchen
- 14'11 x 6'9 Conservatory
- Bathroom
- Gas Central Heating (n/t)
- Approximate 20' Rear Garden
- Garage & Off Street Parking
- Council Tax Band B
- EPC Rating E







Price £260,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALLWAY

Radiator. Door to:

KITCHEN





16'7 x 7'11

Fitted kitchen suite 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 over under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Space and plumbing for washing machine. Space for fridge freezer. Tiled splash backs. Wall mounted gas boiler (not tested). Radiator. Double glazed windows to both sides. Door to:

LOUNGE





16'1 x 11'2

Inset electric feature fireplace with wooden fire surround (not tested). Two radiators. Double glazed bay window to front.

BEDROOM ONE

9'10 x 9'2

Radiator. Double glazed window to rear.



BEDROOM TWO

10'4 x 6'5

Radiator. Double glazed window to rear. Wooden glazed door leading to:



CONSERVATORY

14'11 x 6'9

Radiator. Double glazed windows to sides and rear. UPVC double glazed door leading to Outside Side. UPVC double glazed door leading to Outside Rear.



BATHROOM

Three piece white suite comprising: Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower head attachment above. Fully tiled. Radiator. Double glazed window to side.



OUTSIDE FRONT

Hard standing area which provides off street parking for multiple vehicles. Side pedestrian access leading to Outside Rear. Side access leading to:





GARAGE

Up and over door.

OUTSIDE REAR

Mainly patio paved with remainder being bark mulch. Enclosed by panel fencing. Side pedestrian access leading to Outside Front. Wooden glazed door leading to:



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: N/A

BA 10/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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.

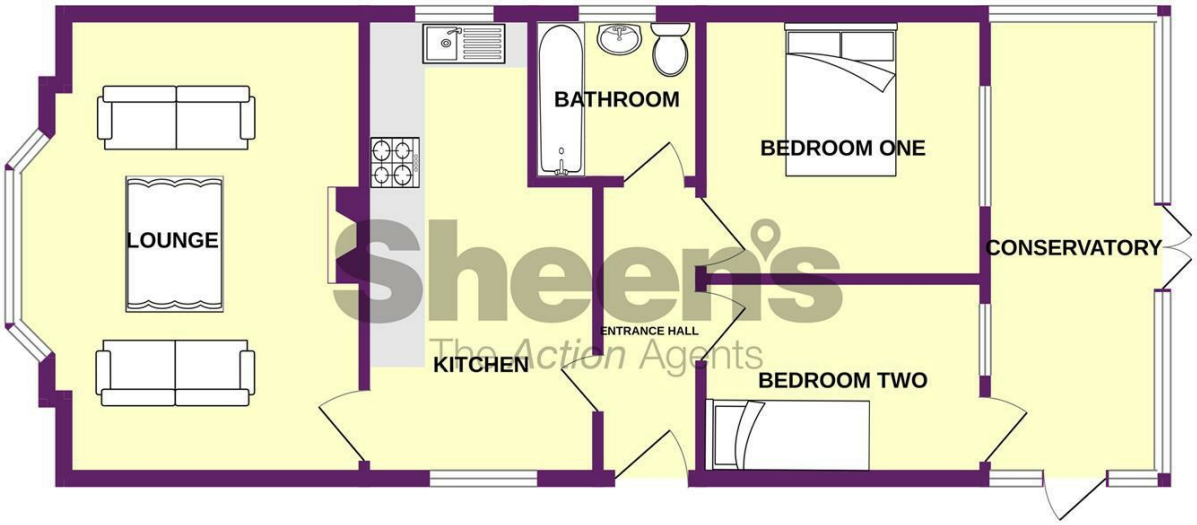
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

GROUND FLOOR



CO15 5QB

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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