

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Queensway Holland-on-Sea, CO15 5JG

Perfectly positioned just 100 metres from Holland-on-Sea's regenerated beaches and seafront, this impressive double bay-fronted DETACHED BUNGALOW offers well-presented, spacious accommodation and is offered with NO ONWARD CHAIN.

The property features two generously sized double bedrooms, along with a modern fitted kitchen and a contemporary shower room complemented by a separate W.C. Additional benefits include gas central heating and double glazing throughout. A standout feature of the home is the impressive 21'2 (max) 'P'-shaped conservatory, providing a versatile living space with views over the beautifully maintained 58' x 40' rear garden.

The property is presented in clean and tidy decorative order, making it ready to move into. Conveniently located, local shopping amenities in the centre of Holland-on-Sea are within a third of a mile, while Clacton-on-Sea's town centre and mainline railway station around one and a half miles away.

Early viewing is highly recommended to fully appreciate the accommodation and the well-kept gardens on offer.

- Two Double Bedrooms
- 18'11 x 10'11 Lounge
- 21'2 x 11'9 max Conservatory
- 10'9 Modern Fitted Kitchen
- Modern Shower Room & Separate W.C.
- Approx. 58' x 40' Rear Garden
- Just 100 Metres From Beach
- 20'2 x 10'3 Garage & Parking
- No Onward Chain
- EPC Rating D & Council Tax D



**Price £385,000 Freehold**

Leaded light effect double glazed entrance door to:

### ENTRANCE HALLWAY

Loft access. Radiator. Built in storage cupboard housing gas combination boiler (not tested). Doors to:



### BEDROOM ONE

12'5 max x 8'10

Fitted wardrobes. Radiator. Double glazed leaded light effect bay window to front with distant partial sea views across road.



## BEDROOM TWO

11'11 x 11'10 max

Fitted wardrobes. Radiator. Double glazed window to side.  
Double glazed sliding patio doors to conservatory.



## SHOWER ROOM

Fitted within modern white suite. Comprises independent shower cubicle with wall mounted shower. Vanity wash hand basin with cupboards below. Fully tiled walls. Heated towel radiator. Double glazed window to side.



**SEPERATE W.C.**

Fitted with a white suite. Comprises low level W.C. Vanity wash hand basin with cupboard below. Fully tiled walls. Wood effect flooring. Radiator. Double glazed window to side.



## LOUNGE

18'11 x 10'11 max

Radiator. Feature fireplace with inset electric fire (not tested). Double glazed leaded light effect bay window to front with distant partial sea views across road. Additional two leaded light effect double glazed windows to side.



DISTANT SEA VIEW FROM LOUNGE



## KITCHEN

10'9 x 8'9

Fitted with a modern kitchen suite. Comprises white gloss fronted units. Granite effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Inset four ring ceramic electric hob with integrated extractor hood above. Under counter double electric oven. Integrated under counter fridge Integrated under counter washing machine and Integrated Dishwasher. Radiator. Wood effect flooring. Double glazed window to rear and further double glazed door to Conservatory.



## CONSERVATORY

21'2 x 11'9 nar 8'6

'P' shaped conservatory. Double glazed windows to sides and rear overlooking rear garden. Vaulted poly-carbonate roof. Radiator. Double glazed door to side. Double glazed double doors to rear garden.



## OUTSIDE - FRONT

Hardstanding area providing off street parking for numerous vehicles leading to detached garage with up and over door. Remainder of front garden is laid to lawn with block paved pathway leading to front door. Shrub borders. Part enclosed by small brick wall. Double metal gates open onto rear garden.



## GARAGE

20'2 x 10'3

Up and over door, Power and light connected. Personal door from garden.



## OUTSIDE - REAR

Approx 58' x 40' landscaped rear garden. Mainly laid to lawn with array of flower and shrub borders. Curve paved patio area. Shingled area with raised vegetable garden planters. Enclosed by panel fencing.



## ALTERNATE VIEW OF GARDEN



**VEGETABLE GARDEN AREA**



**HOLLAND BEACH & SEA FRONT**

The property is positioned within 100 metres of the regenerated beaches and Sea front in Holland-on-Sea.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

## JE 0426

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](http://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



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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

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