



## Brighton Road Holland-On-Sea, CO15 5ST

'Sea Breeze' on Brighton Road, is a delightful DETACHED CHALET STYLE BUNGALOW which offers a perfect blend of comfort and convenience. With THREE SPACIOUS BEDROOMS and GROUND & FIRST FLOOR BATHROOMS, this home is ideal for families or those seeking a peaceful retreat by the coast.

The property boasts two inviting reception areas including Lounge Area, Dining Area & extended Kitchen/Breakfast Room, providing ample space for relaxation and entertaining. One of the standout features of this bungalow is its enviable location, situated a mere 150 metres from the picturesque regenerated Holland Beach and Sea Front. Additionally, the property overlooks the historic Holland Village Green, a charming area founded circa 1900. For those who appreciate nature, the Holland Haven Nature Reserve is just a short distance away, offering beautiful landscapes and opportunities for outdoor pursuits. Furthermore, Clacton town centre and mainline railway station are conveniently located only two and a quarter miles from the property, ensuring easy access to local amenities, shops, and services. This chalet bungalow is a rare find in a sought-after area, combining the tranquility of coastal living with the convenience of nearby facilities. Don't miss the chance to make this lovely property your new home.

- Three Bedrooms
- 28'4 Lounge/Diner
- Ground Floor Shower Room
- First Floor Bathroom
- 11'6 Fitted Kitchen
- 13'6 Breakfast Room
- Gas Central Heating (n/t)
- Approx 62' Rear Garden
- 150 Metres From The Beach
- EPC Rating TBC & Council Tax D



**Price £350,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

#### ENTRANCE PORCH

Further double glazed entrance door to:

#### ENTRANCE HALLWAY

Radiator. Doors to:



## LOUNGE AREA

18' into bay x 11'

Feature solid Fuel burner. Dado rail. Two Radiators. Double glazed bay window to front. Open access to dining area.



## DINING AREA

11' x 10'4

Dado rail. Picture rail. Radiator. Double glazed double doors leading to rear garden. Further access door from hallway.



## KITCHEN

11'6 x 11'2 narrowing to 8'6

Fitted with a range of Grey laminate fronted units comprising granite effect laminated rolled edge work tops with cupboards and drawers under. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset Four ring gas hob with stainless steel splashback and stainless steel part glazed extractor hood above. Tiled splashbacks. Tiled flooring. Double glazed window to side. Wall mounted gas boiler serving hot water and central heating systems. Space and plumbing for washing machine and dish washer. Built in under stairs storage cupboard. Open access to breakfast room.



## BREAKFAST ROOM

13'6 narrowing to 9'8 x 9'5

L shaped breakfast room which includes extended kitchen units. Matching Grey laminate fronted units with granite effect laminated rolled edge work surfaces with cupboards below. Inset high level Electric oven. Wall mounted electric heater (not tested). Tiled flooring. Double glazed window to rear. Double glazed French style doors to rear garden.



## BEDROOM THREE

11'2 x 9'10 into bay

Picture rail. Radiator. Double glazed bay window to front with views across road to Holland Village Green with distant Sea Views beyond.



## VIEWS TO FRONT FROM BEDROOM THREE



### SHOWER ROOM

Fitted with a White suite comprising walk in shower cubicle with integrated shower. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled flooring. Radiator. double glazed window to side.



### INNER HALLWAY

Picture rail. stair flight to first floor.



### FIRST FLOOR LANDING

Doors to:



## BEDROOM ONE

12'4 max 11'9 narrowing to 10'2

Wall to wall fitted wardrobes. Part sloping ceilings. Radiator. Built in Eves storage cupboard. Double glazed window to front overlooking road onto Holland Village Green with distant Sea Views beyond.



## VIEWS TO FRONT FROM BEDROOM ONE



## BEDROOM TWO

11'9 x 8'5

Radiator. Double glazed window to rear.



## BATHROOM

9' x 5'5

Fitted with a three piece White suite comprising corner panelled bath with mixer tap and shower attachment. Vanity wash hand basin with cupboards below. Low level W.C. Part tiled walls. Radiator. Double glazed window to rear. Open access to walk in storage cupboard.



## WALK IN STORAGE CUPBOARD

6'9 x 4'6

Part sloping ceilings. Eves storage cupboard.

## OUTSIDE FRONT

Front garden is mainly block paved. Part enclosed by a small brick wall with an in and out driveway. Garage with electric up and over door.



## OUTSIDE REAR

Rear garden is approximately 62' East facing rear garden which is mainly laid to lawn. Timber summer house. Array of shrubs. Double access doors to rear of garage.



## HOLLAND VILLAGE GREEN

Please note the property is located across the road from Holland Village Green which was found Circa 1900.



## HOLLAND SEAFRONT

The property is situated from 150m of Holland's regenerated beaches and sea front.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2025/2026 £2137.41 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Yes (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

### JE 02/26

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](http://www.sheens.co.uk).

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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





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 6/2026

## Selling properties... not promises

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