



Holland Park East Clacton, CO15 6LJ

**** NO ONWARD CHAIN **** Sheen's Estate Agents are pleased to offer for sale this **THREE BEDROOM DETACHED BUNGALOW** located in the **PRESTIGIOUS** non-estate position of East Clacton. Clacton-on-Sea's regenerated beaches and sea front are located just over half a mile away with the town centre and mainline railway station within three quarters of a mile. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **14'7 x 11'11 Lounge**
- **12'3 x 11'11 Kitchen**
- **22' x 12' Conservatory**
- **Three Piece Shower Room**
- **Fully Double Glazed**
- **Gas Central Heating (n/t)**
- **Approximate 105' Rear Garden**
- **No Onward Chain**
- **EPC Rating TBC & Council Tax D**



Price £360,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

ENTRANCE PORCH

Radiator. Double glazed windows to the front and side. Double glazed door to;



ENTRANCE HALLWAY

Loft access. Radiator. Door to;

LOUNGE

14'7 x 11'11

Radiator. Double glazed window to side. Wooden double doors leading to;



CONSERVATORY

22' x 12'

Radiator. Fully double glazed windows to side and rear. Two UPVC double glazed doors (one leading to the outside rear and one leading to the outside side). Wooden door leading to;



KITCHEN

12'3 x 11'11

Fitted kitchen suite comprising laminated rolled edge work surfaces. Inset single drainer ceramic sink unit with a stainless steel mixer tap. Inset four ring gas hob with extractor hood above (not tested). Integrated double oven. Integrated dish washer. Space and plumbing for a washing machine. Space for fridge/freezer. Selection of matching wall units with cupboards and draws at both eye and floor level. Partly tiled. Cupboard housing the wall mounted gas boiler (not tested). Double glazed window to side.



BEDROOM ONE

17'2 x 15'2 inter bay

Fitted wardrobes. Two radiators. Double glazed window to front.



BEDROOM TWO

12' x 10'10

Fitted wardrobe. Radiator. Double glazed window to side.



BEDROOM THREE

9'5 x 5'11

Radiator. Double glazed window to side.



THREE PIECE SHOWER ROOM

Three piece white suite comprising a low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Step in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Fully tiled. Heated towel rail. Double glazed window to side.



OUTSIDE - FRONT

Hard standing area which provides off street parking for multiple vehicles with the remainder being laid to lawn. Border is lined with flowers and shrubs. Side gate giving access to the car port.



OUTSIDE - REAR

Measuring approximately 100ft. Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. Two wooden storage sheds. Borders and garden lined with multiple flowers and shrubs. Side pedestrian access which leads to the outside front.



GARAGE

Up and over door.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

BA 05/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

Particular Disclaimer

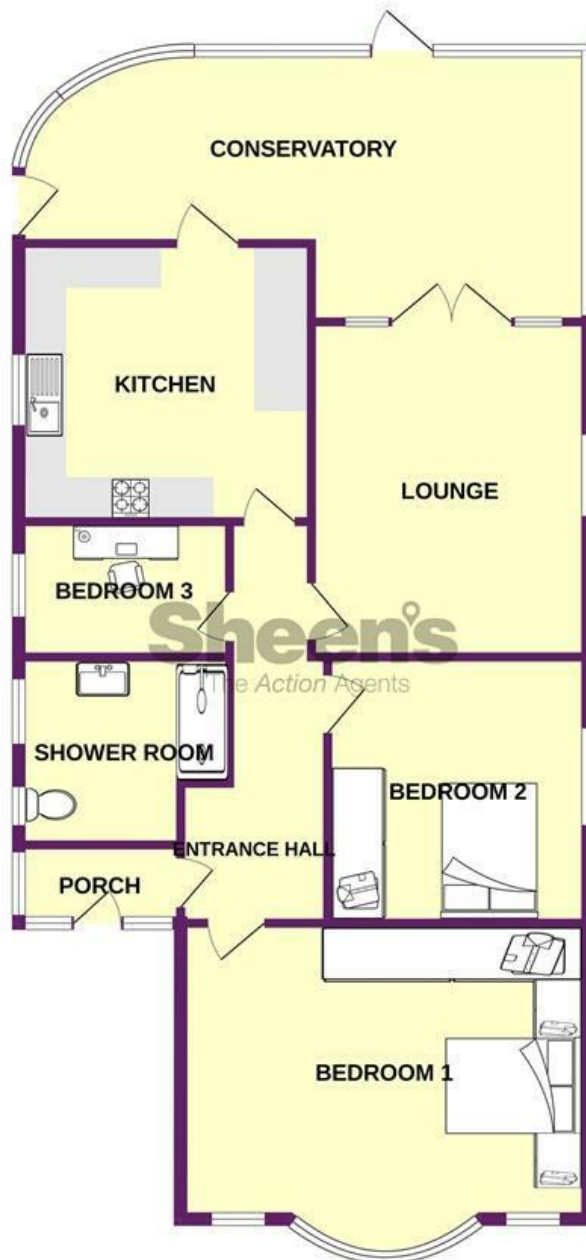
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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

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