



## The Chase Holland-On-Sea, CO15 5PU

Situated within 250 metres of Holland's regenerated beaches. Sheen's are pleased to offer for sale this FULLY REFURBISHED AND EXTENDED FOUR BEDROOM DETACHED HOUSE. The property is being offered with NO ONWARD CHAIN and is situated in the sought after seafront side of Holland-on-Sea. An internal inspection is highly recommended to appreciate the accommodation and presentation on offer.

- Four Bedrooms
- En-Suite Shower Room
- Two Reception Rooms
- 23'3 Kitchen Diner
- Fully Double Glazed
- Gas Central Heated
- 250m From Seafront
- No Onward Chain
- Council Tax Band C
- EPC Rating C



**Offers In Excess Of £500,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to entrance hallway.

### ENTRANCE HALLWAY

Double glazed window to side. Radiator. Stair flight to first floor. Under stairs storage cupboard housing wall mounted gas boiler (not tested). Doors to:



### LOUNGE

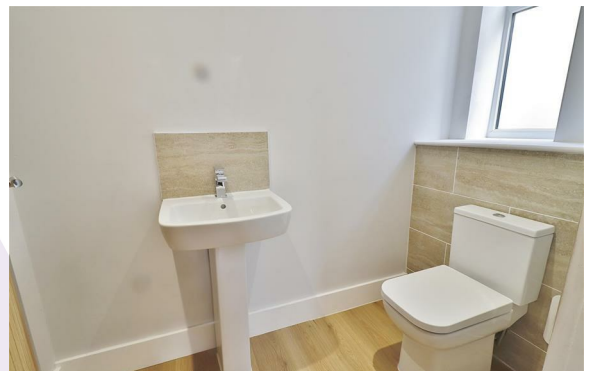
15'3 into bay x 15'4

Radiator. Double glazed bow bay window to front.



### GROUND FLOOR CLOAK ROOM

Comprises modern suite. Low level W.C. Pedestal hand wash basin. Tile splashbacks. Double glazed window to side.





## SITTING ROOM

13'5 max x 12'9

Double glazed window to side. Radiator. Open access to kitchen diner.



### KITCHEN DINER

23' x 11'9

Comprises square edge oak effect work surfaces with inset one and half bowl single drainer sink unit. Inset four ring electric hob with oven under and extractor hood over. (All appliances not tested). Selection of modern shaker style units at eye and floor level. Matching central island with cupboards under. Tile splashbacks. Double glazed window to rear. Double glazed bi-folding doors leading to garden. Door to:



### UTILITY ROOM

9'2 x 4'1

Square edge oak effect work surfaces with space and plumbing for washing machine under. Modern shaker style units below. Double glazed window to side.



### FIRST FLOOR LANDING

Double glazed window to side. Storage cupboard. Loft access. Doors to:

### BEDROOM ONE

13'1 x 11'9

Double glazed window to rear. Radiator. Door to:



### DRESSING ROOM

6'4 x 5'

Double glazed window to rear.



### EN-SUITE

Modern white suite comprises low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Tile splashbacks. Double glazed window to side. Heated towel rail.



### BEDROOM TWO

12'3 x 11'1

Double glazed window to front. Radiator.



### BEDROOM THREE

12'9 x 11'1

Double glazed window to side. Radiator.



### BEDROOM FOUR

8'1 x 8'1

Double glazed window to front. Radiator.





### BATHROOM

Modern white suite comprises low level W.C. Pedestal hand wash basin. Panelled bath with wall mounted shower (not tested). Double glazed window to side.



### OUTSIDE REAR

Substantial rear garden commencing with raised decking area. Shingled area to side housing storage garage and shed. Remainder being laid to lawn. Enclosed by panelled fencing. Open access to front from the side.



## OUTSIDE FRONT

Shingled driveway providing off street parking. Remainder being laid to lawn.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

## LE 08/25

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](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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GROUND FLOOR



1ST 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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The Action Agents

