



## Hillside Crescent Holland-On-Sea, CO15 6NZ

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW located in Holland-on-Sea. This charming detached bungalow offers a cozy retreat with its two bedrooms, ideal for a small family or those seeking a peaceful abode. The property is conveniently positioned within 300 metres of local shopping amenities with Holland's recently regenerated beaches and sea front a short walk away. An early internal viewing is strongly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'2 x 11'3 Lounge
- 11'8 x 8'8 Kitchen
- Modern Shower Room
- Off Street Parking & Garage
- Fully Double Glazed
- Gas Central Heating (n/t)
- Council Tax Band C
- EPC Rating D



**Price £264,500 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

### ENTRANCE HALL

Loft access. Airing cupboard. Radiator. Doors to;



### LOUNGE

15'2 x 11'3

Inset feature gas fireplace (not tested). Radiator. Double glazed window to front.



## KITCHEN

11'8 x 8'8

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer ceramic sink unit with brass mixer tap. Inset four ring gas hob with extractor hood above. Integrated oven and grill above. All appliances not tested. Space and plumbing for washing machine. wall mounted gas boiler (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splash backs. Radiator. Double glazed window to front. UPVC double glazed door leading to rear garden.



## BEDROOM ONE

11'8 x 9'1

Built in fitted wardrobes. Radiator. Double glazed window to rear.



## BEDROOM TWO

9'9 x 8'9

Radiator. Double glazed window to rear.



### SHOWER ROOM

Modern three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Stand-in double shower cubicle with wall mounted shower and shower-head attachment above. Fully tiled. Heated towel rail. Double glazed window to side.



### OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles with remainder being laid to lawn. Side access providing access to Garage. Side pedestrian access to rear.



### GARAGE

Up and over door. Personal door leading to rear garden.



## OUTSIDE - REAR

Patio paved with remainder being laid to lawn. Enclosed by panelled fencing. Borders lined with flowers and shrubs. Side pedestrian access to front.



## BA 0624

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).

## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

## 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.

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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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