



Sundale Close Holland-on-Sea, CO15 5TG

Nestled in the charming Sundale Close, this rarely available townhouse in Holland-on-Sea, Essex, presents an exceptional opportunity for those seeking a delightful family home. With four bedrooms, this property is perfect for families or those who desire extra space for guests or a home office, the property really has flexible accommodation to suit most families needs. Situated in close proximity to the seafront, residents can enjoy the refreshing sea breeze and stunning coastal views. The partial sea views from the property add an extra touch of charm, making it a perfect retreat for those who appreciate the beauty of nature. An internal inspection is highly advised to appreciate the accommodation on offer.

- Four Bedrooms
- 13'4 x 13'1 Lounge
- 24'4 x 7'9 Kitchen/Diner
- Shower Room
- Office Space
- Fully Double Glazed
- Partial Sea Views
- Integral Garage & Off Street Parking
- Council Tax Band C
- EPC Rating E



Price £297,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALLWAY

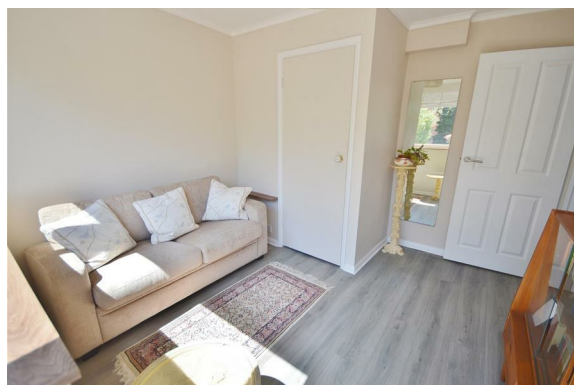
Stair flight to first floor landing. Under stairs storage cupboard. Storage heater. Door leading to garage. Door to:



BEDROOM FOUR/SITTING ROOM

10'7 x 10'

Airing cupboard. Double glazed window to rear. Double glazed door leading to rear garden.



GROUND FLOOR W.C

Two piece white suite comprising low level W.C. Vanity hand wash basin with a stainless steel mixer tap. Double glazed window to rear.



FIRST FLOOR LANDING

Stair flight to the second floor landing. Storage heater. Door to:



BEDROOM ONE

13' x 13'4

Built in wardrobe with mirror fronted sliding doors. Partial sea views. Double glazed window to rear.



BEDROOM TWO

19'1 x 7'5

Door to:



OFFICE AREA

7'3 x 5'1

Double glazed windows to front.



SHOWER ROOM

Three piece white suite comprising low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Step in shower cubicle with a wall mounted shower attachment. Heated towel rail. Double glazed window to front. Under floor heating.



SECOND FLOOR LANDING

Loft access. Door to:



LOUNGE

13'4 x 13'1

UPVC double glazed sliding door leading to balcony. Double glazed windows to rear. Partial sea views. Open access to:



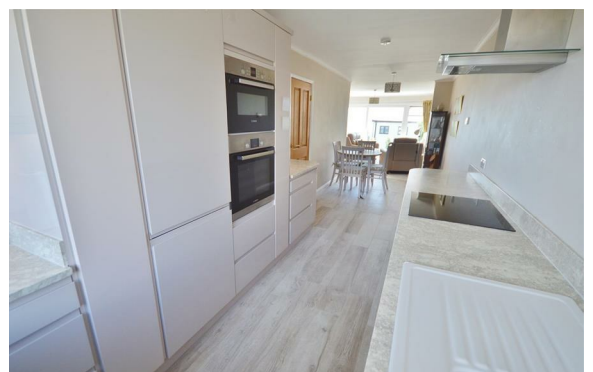
BALCONY



KITCHEN/DINER

24'4 x 7'9

Modern fitted kitchen suite comprising laminated square edge work surfaces with inset one and a half bowl single drainer ceramic sink unit with a stainless steel mixer Franke boiling water tap (with filtered cold and hot and cold mains). Integrated fridge and freezer. Integrated oven and microwave. Inset four ring induction hob with extractor hood above (not tested). Integrated dishwasher. Selection of matching wall units with cupboards and drawers at both eye and floor level. Under floor heating.



VIEW FROM KITCHEN/DINER



BEDROOM THREE

11'2 x 6'2

Double glazed window to front.



OUTSIDE - FRONT

Hard standing area providing off street parking. Access to garage.



GARAGE

27'3 x 7'3

Electric door. EV charging point.

OUTSIDE - REAR

Patio paved area. Enclosed by panelled fencing. Outdoor shower with hot and cold mixer tap.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: N/A

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone & Broadband): Full Fibre Broadband to the property

Non-Standard Property Features To Note: N/A

BA 07/25

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.

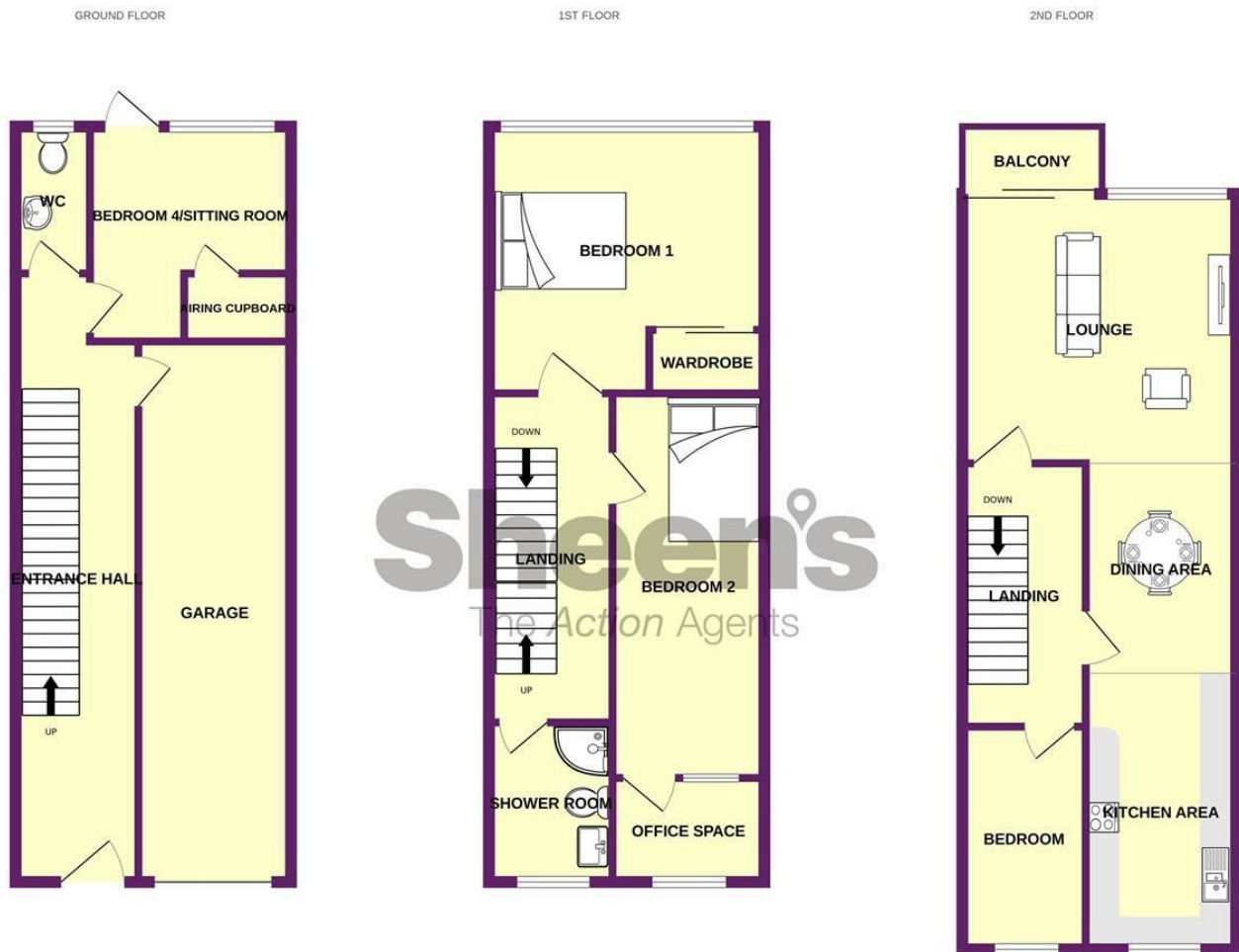
Particular Disclaimer

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





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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
 ☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

