



Kings Parade Holland-On-Sea, CO15 5JA

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FIRST FLOOR APARTMENT situated within an established and well maintained building along the sought after Holland-on-Sea Seafront. The property benefits from PANORAMIC SEA VIEWS and is offered For Sale with NO ONWARD CHAIN. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14'3 x 11'3 Lounge
- 11'3 x 8'3 Kitchen
- Shower Room
- Panoramic Seafront Views
- Garage
- Fully Double Glazed
- Gas Central Heating (n/t)
- No Onward Chain
- EPC Rating C



Price £205,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed fire rated entrance door leading to:

ENTRANCE HALLWAY

Storage cupboard. Radiator. Door to:

LOUNGE

14'3 x 11'3

Radiator. Double glazed windows to front. Panoramic sea front views. Double glazed sliding doors leading to:



SUN ROOM

Double glazed windows to front and side. Panoramic sea front views



KITCHEN

11'3 x 8'3

Modern fitted kitchen suite comprising laminated square edge work surfaces with inset stainless steel sink with stainless steel mixer tap. Inset four ring electric hob with extractor hood above (not tested). Integrated oven. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Selection of matching wall units with cupboards and drawers at both eye and floor level. Radiator. Double glazed window to side.



BEDROOM ONE

11'11 x 10'

Sea front views. Radiator. Double glazed window to front.



BEDROOM TWO

11'2 x 11'2

Radiator. Double glazed window to rear.



SHOWER ROOM

Three piece white suite comprising low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step in shower cubicle with wall mounted shower attachment above. Partly tiled. Storage cupboard. Radiator. Double glazed window to side.



OUTSIDE - FRONT

Situated on the seafront providing panoramic seafront views. Hard standing area to the side which leads to:



GARAGE

OUTSDIE - REAR

Patio paved path leading to front communal entrance door. Side pedestrian access to front.



Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: C

Length of lease (years remaining): 947 Annual ground rent amount (£): £250.00 Annual service charge amount (£): £700.00

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 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.

Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

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 not 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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