



## Station Street Walton On The Naze, CO14 8DS

Situated in the popular coastal town of Walton-on-the-Naze, built in the late 1800's, formally presented as a Chapel, Sheen's Estate Agents are delighted to offer for sale SUBSTANTIAL, FOUR DOUBLE BEDROOM DETACHED HOUSE. The property is being offered with POTENTIAL NO ONWARD CHAIN and boasts good sized accommodation, character features, and is well presented throughout. The property is within a short stroll of the seafront, town centre with it's shopping amenities and the mainline railway station with good links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Double Bedrooms
- 33'3" x 13'1" Kitchen/Diner
- 38" x 15'10" Sitting Room
- Ground Floor Wet Room
- Utility Room
- Permit Parking
- Secluded Courtyard
- Potential No Onward Chain
- Council Tax Band - A
- EPC Rating - E



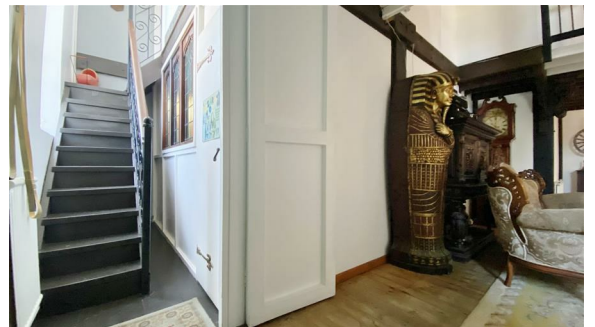
**Price £379,995 Freehold**

Accommodation comprises with approximate room sizes:-

Double doors leading to:

### Reception Hall

Stair flight to first floor. Radiator. Sealed unit featured double glazed window to front. Door to:





## Sitting Room

38" x 15'10"

Radiator. Two obscured sealed unit double glazed windows to side. Sealed unit double glazed window to front. Door to:



### Kitchen/Dining Room

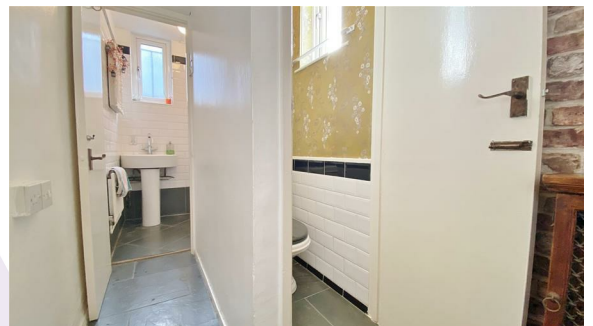
33'3" x 13'1"

Fitted with a range of matching wooden fronted units. Granite effect squared edge work surfaces. Inset butler sink and drainer unit. Space for rangemaster. Fitted extractor hood. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Breakfast bar. Part tiled walls. Tiled flooring. Radiator. Four sealed unit double glazed windows to rear. Open access to:



### Lobby

Tiled flooring. Doors to:



### Wet Room

Pedestal wash hand basin. Wall mounted shower attachment with soak away. Part tiled walls. Tiled flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to rear.



### WC

Low level WC. Part tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.



### Utility Room

8'1" x 4'5"

Wall mounted combination boiler providing heating and hot water throughout. Space for washing machine and tumble dryer. Fitted eye level cupboard. Tiled flooring. Sealed unit double glazed window to front.

### Entrance Lobby

Mosaic tiled flooring. Hardwood leading to courtyard area.

### Lounge

34'9" x 13'9"

Wall lights. Radiator. Two sealed unit double glazed windows to side. Sealed unit double glazed featured window to front. Stair flight leading to:





## Landing

Doors to:



## Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Mosaic tiled flooring. Extractor fan. Obscured sealed unit double glazed featured window to side.



## Bedroom One

15'2" x 10'9"

Built in wardrobe. Radiator. Two sealed unit double glazed featured windows to front.



### Bedroom Two

15'2" x 10'8"

Radiator. Two sealed unit double glazed featured windows to side. Door leading to stairs gaining access to reception hall.



### Bedroom Three

12'1" x 10'8"

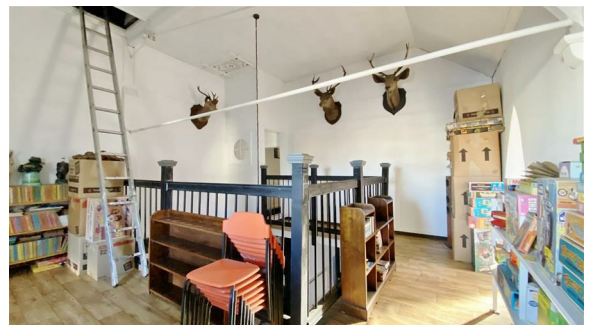
Radiator. Obscured sealed unit double glazed featured window to side.



### Bedroom/Studio Landing

18'8" x 15'4"

Vinyl flooring. Loft access. Two sealed unit double glazed featured windows to front. Obscured sealed unit double glazed featured window to side.



### Courtyard

Laid to astroturf. Beds stocked with an array of trees. Access to front via side gate.



### Outside - Side

Door leading to workshop area.

### Outside - Front

Iron gate leading to pathway leading to entrance door. Beds stocked with shrubs. Enclosed by brick wall.

### D Details - Not yet approved

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: A

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### Anti Money Laundering

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

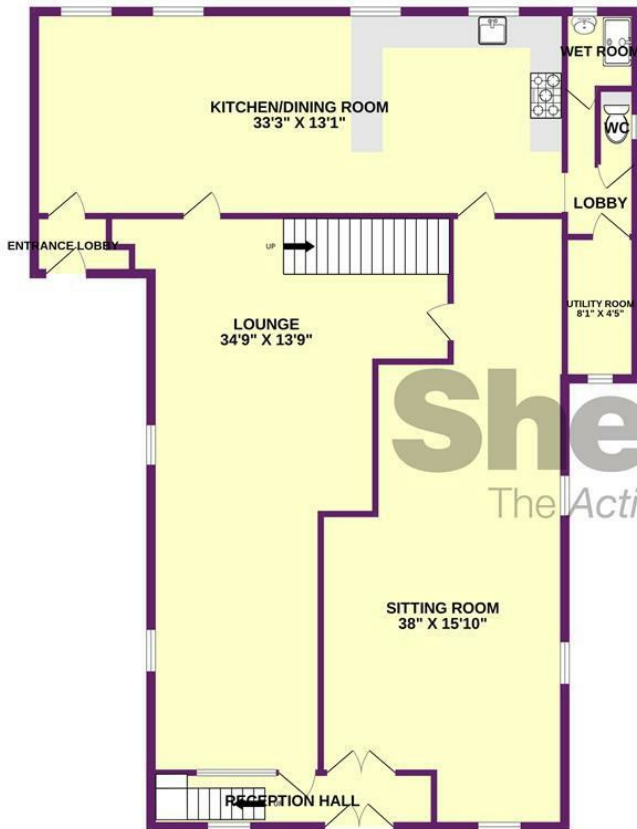
### Disclaimer - wide angle lens etc.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal 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  
1541 sq.ft. (143.2 sq.m.) approx.



1ST FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 2513 sq.ft. (233.5 sq.m.) approx.

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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**Sheen's**  
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