



## The Beach Houses, Green Lane Walton-on-the-Naze, CO14 8HF

**\*\* PANORAMIC SEA VIEWS \*\*** Located in the popular coastal town of Walton-on-the-Naze occupying a prominent sea front location is this immaculate **FOUR BEDROOM END-TERRACE HOUSE**. The property boasts spacious, stylish accommodation situated over three floors with each floor benefitting from stunning, direct **SEA VIEWS**. The ground floor offers open plan living from front to back with access to the Mediterranean style garden via double 'French' doors. To the first floor there is a large multiuse room leading to a good sized balcony over looking the sea front and to the second floor two good sized bedrooms both with access to a 'Jack and Jill' style en-suite. The unique tranquility of this property is one not to be missed and an early viewing is strongly recommended to appreciate the property on offer.

- **Four Bedrooms**
- **En-Suite to Two Bedrooms**
- **Sea Views From All Floors**
- **Large Balcony**
- **Mediterranean Style Garden Leading To Sea Front**
- **Unique Tranquil Position**
- **Immaculately Presented**
- **Short Walk To Amenities**
- **Off Street Parking**
- **EPC Rating C**



**Price £630,000 Freehold**

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Accommodation comprises with approximate room sizes:-

Part stained glass sealed unit double glazed entrance door giving access to:-

## Hallway

Solid wood flooring. Stair flight to first floor. Under stairs storage cupboard. Radiator. Sealed unit double glazed window to front. Door to:-



## Cloakroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fully tiled walls. Tiled flooring. Fitted corner shelving. Column radiator. Extractor fan.



## Lounge/Diner

20' x 15'9"



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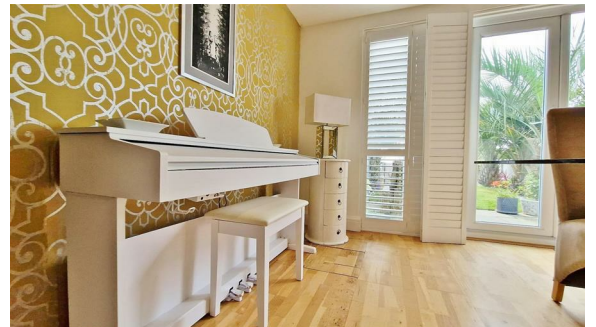
## Lounge Area

Solid wood flooring throughout the ground floor. Two horizontal column radiators. Spotlights. Open access to:-



### Dining Area

Horizontal column radiator. Sealed unit double glazed French doors with matching full length double glazed panels with shutters.



### Kitchen Area

17'6" x 7'5"

Fitted with a range of matching fronted units. Square edge marble effect worksurfaces with upstands. Inset four ring gas hob with fitted extractor hood above. Built in double eye level oven. Inset sink and drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated dishwasher, fridge/freezer, washing machine and wine cooler. Fitted breakfast bar. Vertical column radiator. Sealed unit double glazed window to front.



### First Floor Landing

Built in storage cupboard. Solid wood flooring. Radiator. Sealed unit double glazed window to front. Door to all rooms. Door to:-



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## Multi Use Room/Bedroom

18' x 15'9"

Solid wood flooring. Part glazed roof. Two radiators. Sealed unit double glazed French doors with matching full length glazed panels giving access to:-



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## Balcony

Enclosed by glass balustrade. Non slip flooring. Stunning panoramic direct sea views.



## Bedroom 3

10'9" x 8'8"

Solid wood flooring. Radiator. Sealed unit double glazed window to front.



## Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Free standing roll top bath with mixer tap and shower attachment. Wood laminate flooring. Fully tiled walls. Extractor fan. Ornamental shelving. Column radiator.



## Second Floor Landing

Doors to all rooms. Door to:-



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## Bedroom 2

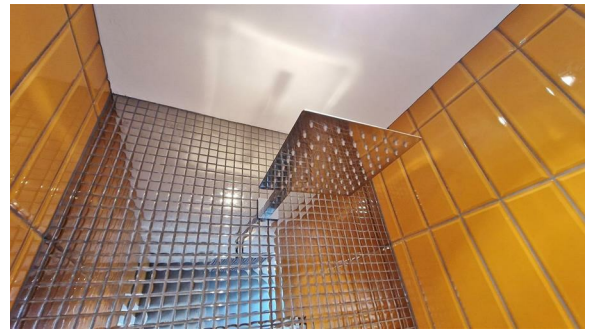
15'9" x 13'7"

Part wood panelled walls. Solid wood flooring. Feature beam ceiling. Column radiator. Sealed unit double glazed French style doors leading to Juliette style balcony with panoramic sea views. Door to:-



### En-Suite

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Built in shower cubicle with integrated controls and over head rainfall shower. Tiled flooring. Fully tiled walls. Extractor fan. Heated towel rail. Skylight.



### Bedroom 4

11'9" x 9'10"

Built in storage cupboard with over head storage. Built in eaves storage. Solid wood flooring. Radiator. Sealed unit double glazed window to front. Door to shared en-suite.



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## Outside - Rear

Hardstanding paved patio area. Shingled borders with Mediterranean style plants. Remainder laid to lawn. Storage shed to remain. Sea views. Low level brick wall with gate giving access to sea front. Outside tap.



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## Alternate Rear View



## Outside - Front

Paved hardstanding area providing off street parking leading to entrance door with over head storm porch.



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## Material Information - Freehold Property -

Tenure: Freehold

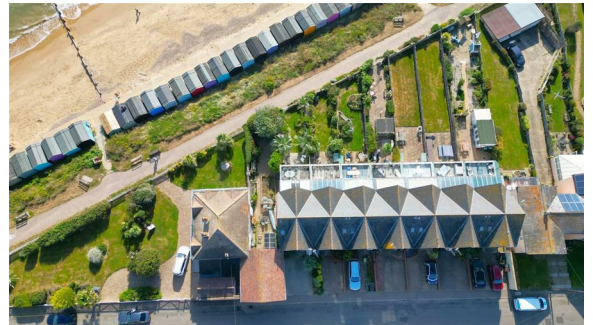
Council Tax: Tendring District Council; Council Tax Band E - £2831.38

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type):Mains Drainage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

## Aerial Photographs



### JAF 1023

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

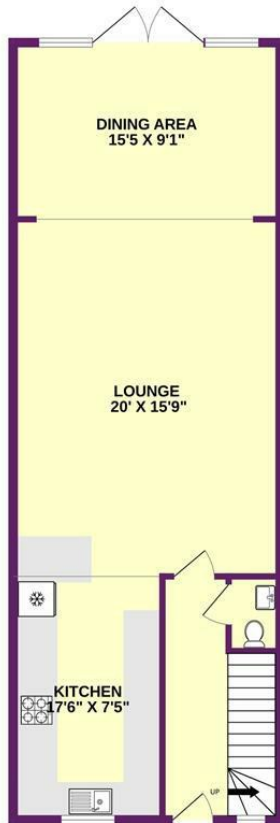
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



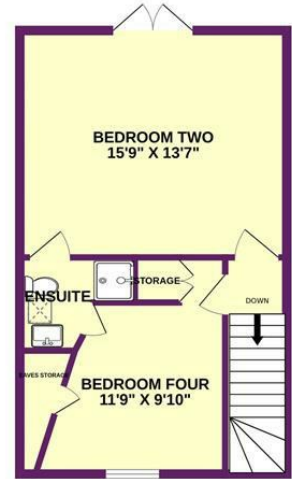
GROUND FLOOR



1ST FLOOR



2ND 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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