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Sheen's
The *Action* Agents

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 well presented FOUR BEDROOM MID-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 rear garden via double 'French' doors. To the first floor there is a large main bedroom 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. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Four Bedrooms
- Direct Sea Views
- Balcony to First Floor
- Juliet Balcony to Second Floor
- Jack & Jill En-Suite
- Off Road Parking
- Access Directly Onto Walton Seafront
- Open Plan Living Accommodation
- Early Viewing Advised
- Council Tax Band - E / EPC Rating - C

Price £550,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured hardwood door leading to:

Entrance Hallway

Stair flight to all floors. Under stairs storage cupboard. Laminate flooring. Spotlights. Radiator. Sealed unit double glazed window to front. Doors to:

Cloakroom

Low level WC. Wash hand basin with mixer tap. Tiled splashback. Tiled flooring. Spotlights. Extractor fan. Radiator.

Lounge/Kitchen/Diner

45' max x 15'9"

Kitchen Area

Fitted with a range of matching fronted units. Granite rolled edge work surfaces. Inset butler sink and granite drainer. Inset four ring Neff gas hob with Neff extractor hood above and electric oven under. Tiled and granite splashbacks. Further selection of matching units both at eye and floor. Fitted shelving. Integrated fridge/freezer. Integrated washing machine and dishwasher. Large tall standing larder cupboard. Wall mounted combination boiler providing heating and hot water throughout. Laminate flooring. Spotlights. Radiator. Sealed unit double glazed window to front.

Lounge/Diner Area

Laminate flooring. Three radiators. Sealed unit double glazed windows to rear offering stunning sea views. Sealed unit double glazed 'French' style doors leading to rear garden with stunning sea views.

First Floor Landing

Stair flight to second floor. Built in storage cupboard with integral shelving. Laminate flooring. Corner shelving. Spotlights. Radiator. Sealed unit double glazed window to front. Doors to:

Bathroom

White suite comprises of low level WC. Wash hand basin with cupboards under and rolled edge work surface adjacent. Enclosed panelled bath with double sliding doors and wall mounted shower attachment. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail.

Bedroom One

17'5" x 15'5"

Laminate flooring. Spotlights. Two radiators. Sealed unit double glazed windows to rear offering elevated sea views. Sealed unit double glazed 'French' style doors leading to:

Balcony

Outside light. Fitted glass balustrade. Perfect seating area offering uninterrupted stunning sea views.

Sea Views

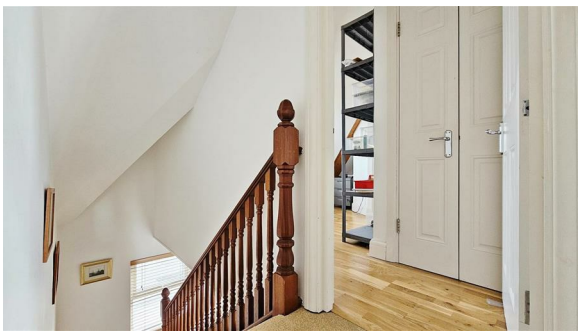
Bedroom Three

10'10" x 8'8"

Laminate flooring. Spotlights. Radiator. Sealed unit double glazed window to front.

Second Floor Landing

Spotlight. Doors to:



Bedroom Two

15'9" x 13'8"

Laminate flooring. Two radiators. Sealed unit double glazed window and door leading to Juliet balcony offering elevated uninterrupted sea views. Door to:

Jack & Jill En-Suite

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards and drawers under. Enclosed shower cubicle with sliding door and wall mounted shower attachment. Part tiled walls. Tiled flooring. Spotlight. Extractor fan. Radiator. Sealed unit double glazed velux window to front.

Bedroom Four

13'3" x 11'10"

Laminate flooring. Built in wardrobe. Radiator. Sealed unit double glazed window to front.

Outside - Rear

Stunning sea views with gate to rear providing access directly onto Walton seafront. Part paved area. Remainder laid to lawn. Plastic storage containers to remain. Outside socket and light.

Outside - Front

Block paved driveway providing off street parking for two vehicles. Beds laid with slate. Outside socket and light.

Seller's Note

The seller has advised us that the furniture can be included as part of the sale.

Material Information - Freehold Property

Tenure: Freehold
Council Tax Band: E - £2709.47
Any Additional Property Charges: None

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone & Broadband): Yes
Non-Standard Property Features To Note: None

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 - £150 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.

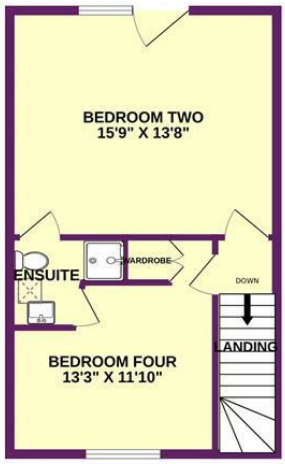
Disclaimer - wide angle lens etc.

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.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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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