



## Green Lane Walton-on-the-Naze, CO14 8HA

Within a stones throw of Walton's seafront, Sheen's Estate Agents are delighted to bring to market this STUNNING THREE/FOUR BEDROOM DETACHED CHALET. 'Wavecrest' boasts well planned and spacious accommodation throughout with a modern fitted kitchen/breakfast room, stunning living area with a duel log burner, modern family bathroom and is accompanied by a well established beautiful 120ft rear garden. Being situated in the sought after coastal town of Walton-on-the-Naze, in a seafront position, it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Four Double Bedrooms**
- **Detached Chalet**
- **Stunning Throughout**
- **Approximately 120ft Rear Garden**
- **Duel Log Burner**
- **Off Street Parking**
- **Non-Estate Position Close to Sea Front**
- **Close to Shops, Amenities & Walton's Mainline Railway Station**
- **EPC Rating - D**
- **Council Tax Band - C**



**Price £475,000 Freehold**

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door to:-

### Hallway

Polished porcelain tiled flooring. Radiator. Under stairs storage cupboard. Stair flight to first floor. Doors to:-



### Bedroom Four

9'11" x 9'12"

Polished porcelain tiled flooring. Radiator. Sealed unit double glazed window to front.



## Lounge

13'1" x 13'1"

Polished porcelain tiled flooring. Log burner. Sealed unit double glazed window to front.



## Kitchen/Diner

19'7" x 12'6" (max)

Fitted in a range of matching fronted units. Wood effect square edge work surfaces. Inset stainless steel one and a half bowl sink and drainer unit. Inset four ring gas hob with extractor hood above and electric oven under. Further range of matching fronted units both eye and floor level. Space for fridge/freezer. Tiled splash back. Polished porcelain tiled flooring. Radiator. Sealed unit double glazed windows to rear aspect. Sealed unit double glazed doors to garden. Opening to utility area with plumbing for washing machine.



### Cloakroom

White suite comprises of low level w/c. Vanity wash hand basin. Heated towel rail. Polished porcelain tiled flooring. Obscured sealed unit double glazed window to side.



### Landing

Loft access. Built in storage cupboard. Doors to:-

### Bedroom One

13' x 10'5"

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



### Bedroom Two

13'2" x 11'1"

Radiator. Sealed unit double glazed window to front.



### Bedroom Three

15'2" red 12'4" x 9'7"

Radiator. Two sealed unit double glazed windows to rear aspect.



### Family Bathroom

Modern suite comprises of low level w/c. Vanity wash hand basin with storage cupboards under. Fitted panelled bath. Fitted shower cubicle with wall mounted shower attachment. Heated towel rail. Marble effect tiled walls. Wood effect laminate flooring. Extractor fan. Obscured sealed unit double glazed windows to rear.



### Outside - Rear

Large rear garden comprising of an array of mature flowers, trees shrubs and bushes. Part Patio area. Remainder laid to lawn. Shed to remain.



Outside - Rear Alternative Views



**Outside - Front**

Hardstanding area.



**Material Information - Freehold Property**

Tenure:

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

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### DH/03.26

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).

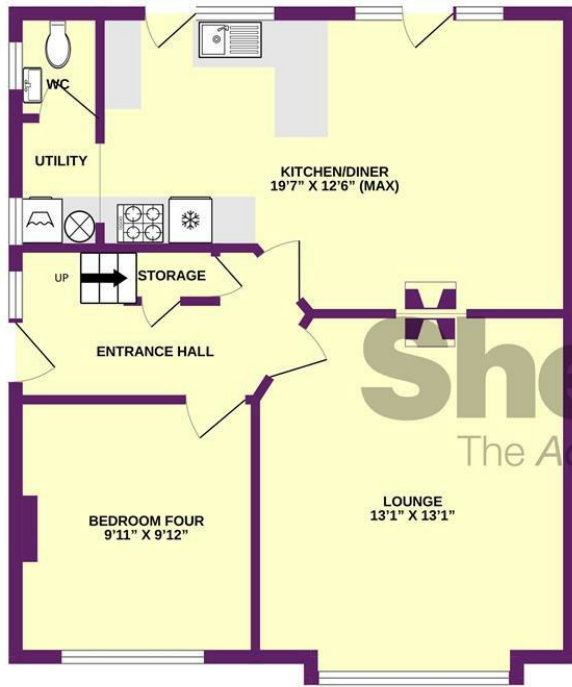
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Agents Note - Restrictive Covenants on Title

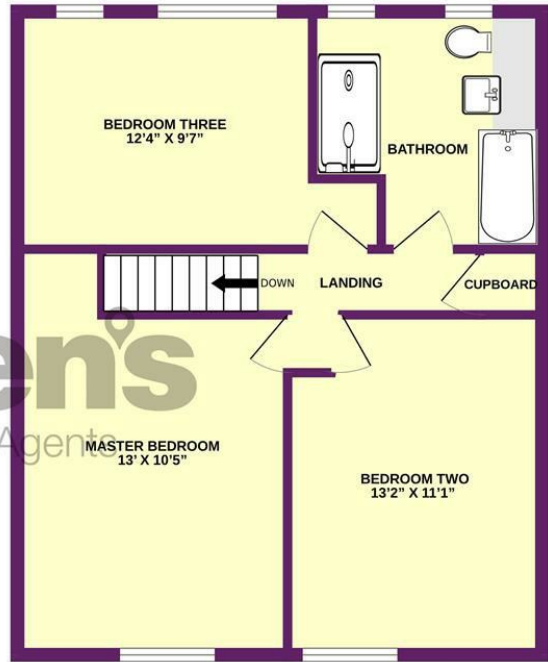
The property is subject to restrictive covenants contained within a Conveyance dated 6 September 1901, including restrictions relating to its use as a private dwellinghouse and limitations on building position and development. Purchasers are advised to seek confirmation of the full details from their legal representative.



GROUND FLOOR



1ST FLOOR



WAVECREST, GREEN LANE

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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