

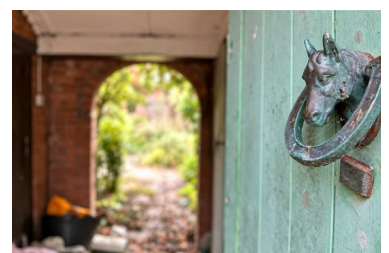


Coastguard Cottages Walton-on-the Naze, CO14 8PY

Built in 1891 as part of Walton's historic Coastguard Station, Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM COASTGUARD COTTAGE, occupying a unique position just moments from the seafront and enjoying SEA VIEWS. Steeped in local maritime history, the property offers a rare opportunity to restore a distinctive piece of Walton's coastal heritage, with a programme of renovation works having been commenced by the current owners and now requiring completion. Further benefits include a GENEROUS FRONT GARDEN and GARAGE, with considerable potential for the next owner to complete the works and create a truly individual coastal home.

- Cash Buyers Only
- Former Coastguard Cottage
- Renovation Required
- Seafront Location
- Blank Canvas to Make Your Own
- Keys to View
- Garage
- No Onward Chain
- Council Tax Band B
- EPC - N/A

Price £250,000 Freehold



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Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

Entrance Hallway

Stair flight to first floor. Open access to potential ground floor cloakroom. Under stair storage cupboard. Open access to;

Lounge/Diner

22' x 17'3

Double glazed windows to front.

Former Kitchen

16'6 x 10'3

First Floor

Most internal walls for the first floor have been removed.

Bedroom

22' x 17'3

Potentially two bedrooms with double glazed windows to both front and rear aspect with front aspect offering sea views.

Rear Bedroom & Former Bathroom

16'8 x 10'2

Three double glazed windows to rear.

Front Bedroom

13' max x 12' max

Double glazed window to front offering sea views.

Rear Garden

Hard standing rear garden leading to garage and outbuildings. Gate giving access to further rear area and possible off street parking.

Additional Outside Rear

Potential vehicular access to hard standing area leading to garage with up and over door. Gate giving access to rear garden.

Outside Front

Accessed via gate from East Terrace. Mainly laid to lawn. Enclosed by fencing.

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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band; B Payable 2026/2027 £1801.78 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): (Electricity): (Water): (Sewerage Type): We believe all services are connected however this is difficult to confirm with the properties current condition. (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Cash buyers only - the property is currently uninhabitable.

Agents Note - Restrictive Covenants & Easements

The property is subject to and benefits from rights and easements contained within the title, including provisions relating to light, air and boundary structures. The title also contains a historic restrictive covenant relating to building beyond a specified building line on the seaward side of the property. Prospective purchasers should refer to the title documents and seek clarification from their legal representative.

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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.

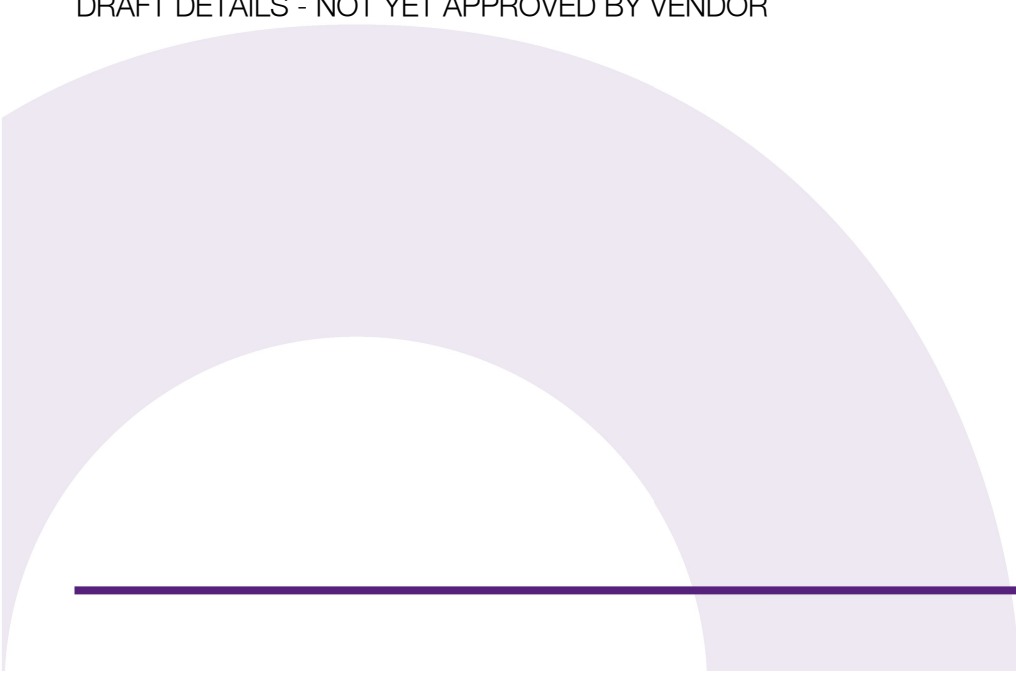
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer -

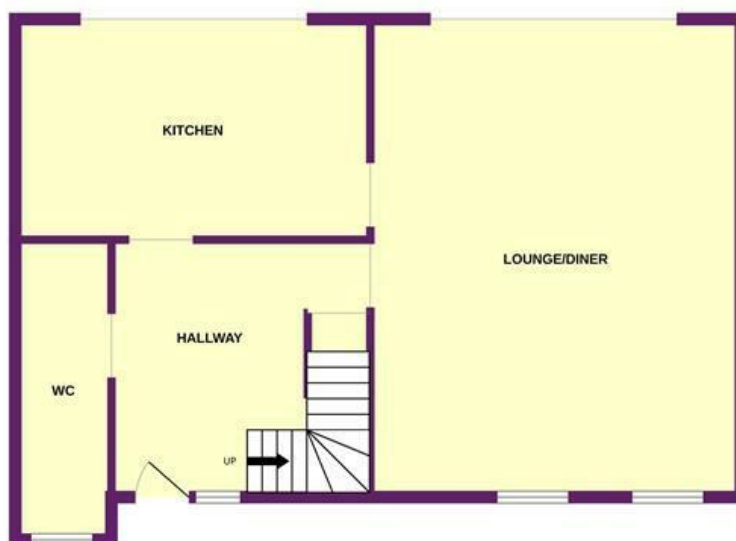
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

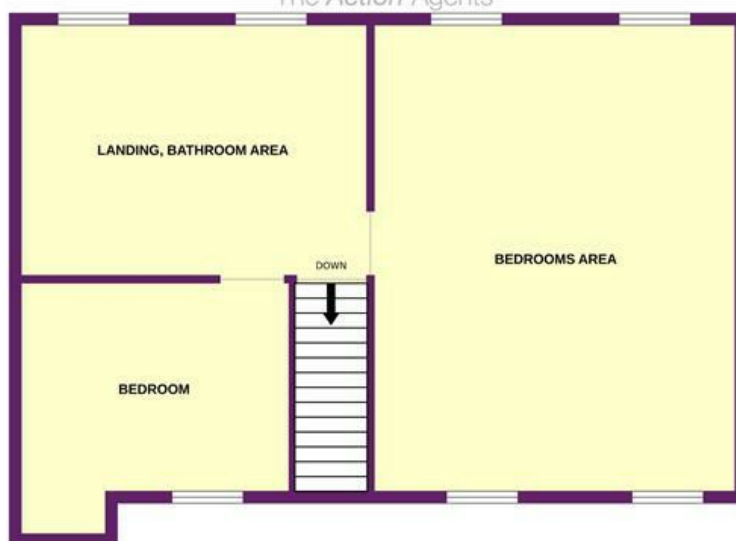


GROUND FLOOR



1ST FLOOR

Sheen's
The Action Agents



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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