



## Princes Esplanade Walton-on-the-Naze, CO14 8QD

Superbly positioned along the highly desirable Princes Esplanade in Walton-on-the-Naze, Sheen Estate Agents are delighted to bring to market this charming and character-filled FOUR BEDROOM SEMI-DETACHED HOUSE. Being offered with NO ONWARD CHAIN and boasting STUNNING SEA VIEWS, 'Venture' benefits from a private balcony, the perfect spot to relax and enjoy the ever-changing coastal outlook. The spacious and versatile accommodation offers well-proportioned bedrooms and generous living areas, ideal for family living or those seeking a substantial seaside retreat. To the rear, a large garden provides excellent outdoor space for entertaining, gardening or simply enjoying the privacy on offer. Situated directly opposite the seafront and within easy reach of local amenities, this is a rare opportunity to secure a distinctive coastal home in a prime location.

- **Four Bedrooms Semi-Detached House**
- **Stunning Sea Views**
- **Character Filled Property**
- **No Onward Chain**
- **Large Rear Garden**
- **Balcony**
- **Ample Off Street Parking**
- **Close to Shops & Amenities**
- **EPC Rating - D**
- **Council Tax Band - D**



**Price £550,000 Freehold**

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door to:-

## Entrance Porch

Hardwood door leading to:-

## Entrance Hall

Large storage cupboard under stairs. Radiator. Stair-flight to first floor. Doors to:-



## Lounge

17'10" x 14'4"

Radiator. Large sealed unit double glazed window to front offering sea views.



## Dining Area

17'5" x 12'11"

Two radiators. Opening to:-



## Conservatory

13'6" x 13'1"

Radiator. Sealed unit double glazed windows to front and side aspect. Tiled flooring. Sealed unit double glazed patio door to garden.



## Kitchen

11'11" x 8'5"

Fitted in a range of matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel sink bowl and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven & grill. Further range of matching fronted units both eye and floor level. Plumbing for washing machine, tumble dryer and dishwasher. Space for fridge/freezer. Serving hatch to lounge. Wall mounted boiler. Part tiled walls. Vinyl flooring. Door to:-



## Porch

Built in Larder cupboard. Door to w/c. Obscured sealed unit double glazed door to garden.



## Landing

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



## Master Bedroom

17'4" x 13'1"

Fitted shower cubicle with sliding door and wall mounted shower attachment. Vanity hand wash basin with storage cupboard under. Fitted wardrobes. Radiator. Large sealed unit double glazed window to front offering stunning sea views.



## Bedroom Two

13'9" x 12'2"

Built in storage cupboard. Fitted wardrobes. Vanity hand wash basin with storage cupboard under and tiled splash-back. Radiator. Sealed unit double glazed window to rear aspect.



## Bedroom Three

11'1" x 10'7"

Built in storage cupboard. Radiator. Sealed unit double glazed window to rear aspect.



## Bedroom Four

9'10" x 8'5"

Built in wardrobe. Radiator. Sealed unit double glazed window to front offering stunning sea views. Sealed unit double glazed door to:-



## Balcony

Stunning sea views. Enclosed by wooden fencing.



## Bathroom

Suite comprises of low level w/c. Pedestal hand wash basin. Fitted bath with wall mounted shower attachment. Part tiled walls. Radiator. Obscured sealed unit double glazed window to side.



### W/C

Suite comprises of low level w/c. Vanity hand wash basin. Part tiled wall. Obscured sealed unit double glazed window to side.



### Loft

POTENTIAL FOR LOFT CONVERSAION S.T.P.P



**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 - Front

Hard standing area providing ample off street parking.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D - £2316.58

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

## DH/02.26

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).

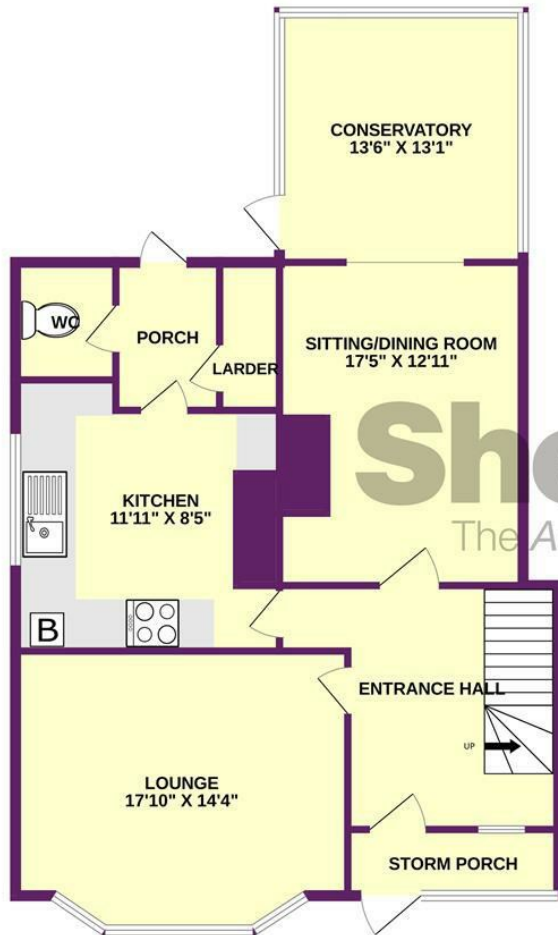
## Disclaimer - wide angle lens etc.

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



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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