



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



NAZE PARK ROAD, WALTON ON THE NAZE, CO14 8JZ

OFFERS IN EXCESS OF £850,000

Looking for an enviable residence with breathtaking sea views to wake up to? Then look no further than Naze Park Road. This expansive home has just been modernised and offers bundles of living space spread across a lounge, study, kitchen/ family room, four double bedrooms, which offer amazing far reaching views over the sea. Large rear garden with direct access leading to the beach - viewing is a a must to appreciate how impressive this home is.

- Executive Detached House
 - Double Garage
 - No Onward Chain
- Four Double Bedrooms
 - Breathtaking Views of The Sea
 - Lift
- Freshly Modernised & Improved
 - EPC B
 - Balcony



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Entrance Porch



Entrance Hall

17'3" x 10'9" (5.28 x 3.30)



Downstairs Shower Room



Living Room

20'8" x 16'9" (6.32 x 5.13)



Study

8'9" x 8'3" (2.68 x 2.54)

Conservatory



Landing



Kitchen/ Breakfast Area

19'4" x 15'5" (5.90 x 4.70)



Master Bedroom

15'5" x 14'7" (4.72 x 4.47)



Lift

Dining Area

15'5" x 12'8" (4.70 x 3.87)

Master Terrace View



Master En-Suite



Bedroom Four

11'8" x 8'7" (3.58 x 2.63)



Bedroom Two

16'6" x 11'1" (5.05 x 3.40)



Family Bathroom

10'11" x 9'11" (3.35 x 3.03)



Bedroom Three

12'11" x 10'5" (3.95 x 3.18)



Garden



ADDITIONAL INFORMATION

Council Tax Band: F

Council: Tendring

Heating: Gas

Seller's Position: Vacant Possession

Garden Facing: South/East

AGENTS NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI-MONEY LAUNDERING

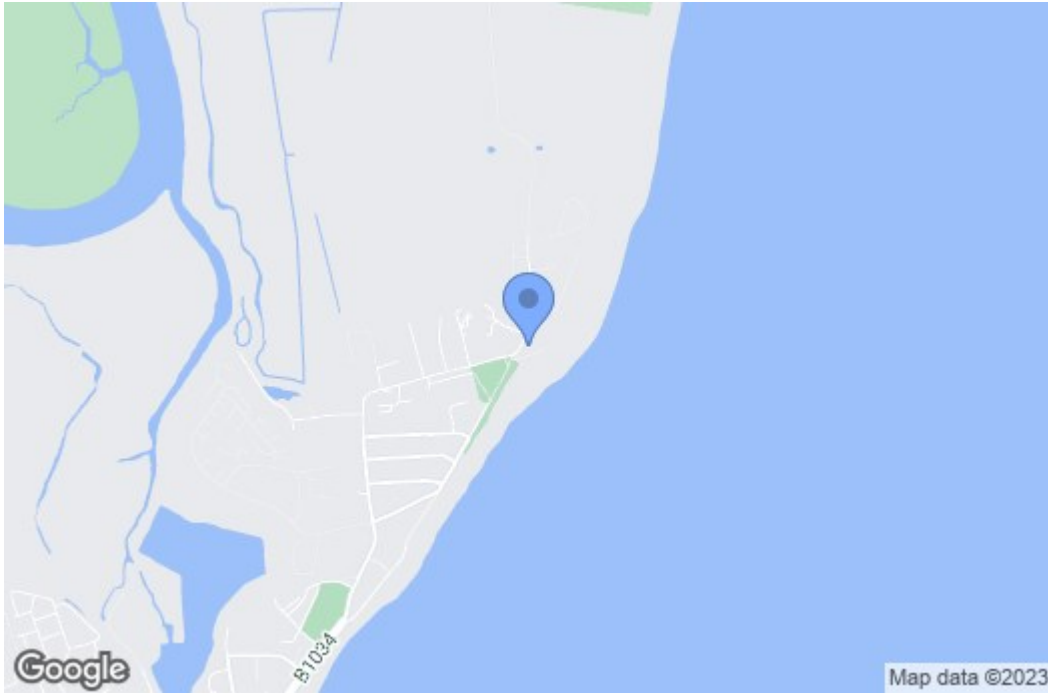
COMPLIANCE

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



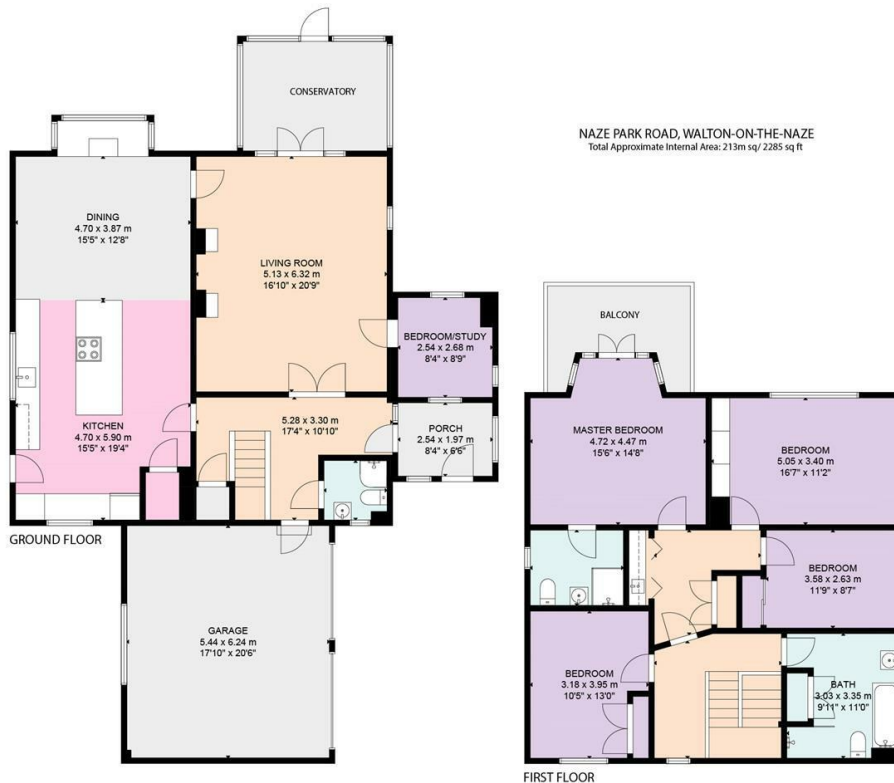
Map



EPC Graphs

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Floorplan



EXCLUDED AREA: GARAGE: 34 m²/366 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.