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PERCIVAL ROAD, WALTON ON THE NAZE, CO14 8HH GUIDE PRICE £1,000,000

"Freshwinds" Located just off the seafront, this impressive detached property is truly one of a kind! Having been completely remodelled in an Art Deco style, the property now offers a luxury finish throughout and includes; multiple reception areas, two balconies offering sea views, four/five bedrooms, gated driveway & an air conditioned garden office/summer house.

- Four/Five Bedrooms
- Two Balconies
- Solar Panels
- Sea Views
- Garden Office/Summer House
- 2,300 Sq Ft
- Three Reception Areas
- EPC C
- Driveway with Electric Gates



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The Property

The current owners have transformed the previous property into an Art Deco inspired masterpiece, which is practically a new build. For a comprehensive spec list detailing the extent of the work and features please contact us.

Entrance Hall

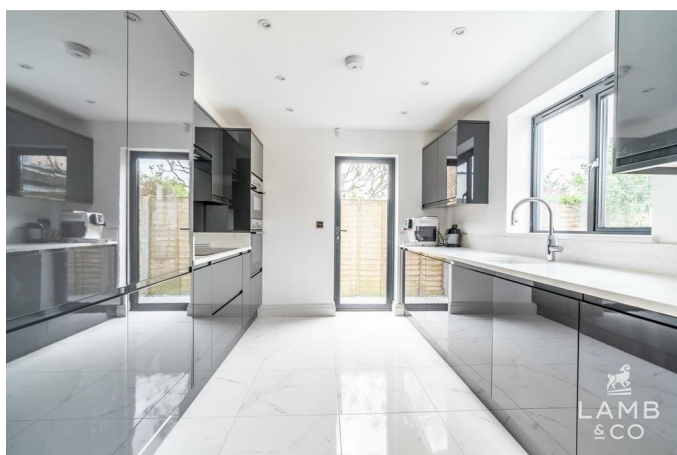
Dining Room

13'6 x 10'2 (4.11m x 3.10m)



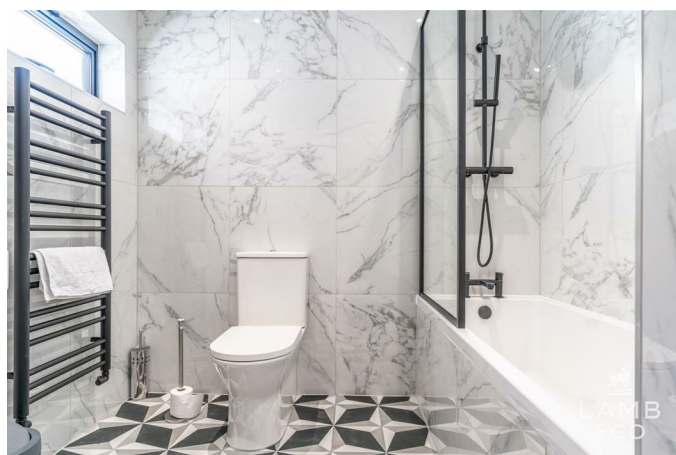
Kitchen

11' x 9'8 (3.35m x 2.95m)



Bathroom

7'8 x 6'5 (2.34m x 1.96m)



Lounge

19'9 x 13'8 (6.02m x 4.17m)



Family Room

30'4 x 27' max (9.25m x 8.23m max)



Shower Room

10'4 x 5'8 max (3.15m x 1.73m max)



Bedroom Two

11'6 x 9'9 (3.51m x 2.97m)



First Floor Landing

Bedroom One

11'7 x 9'9 (3.53m x 2.97m)



Bedroom Three

11'7 x 9'3 (3.53m x 2.82m)



Bedroom Four

10'6 x 9'4 (3.20m x 2.84m)



Office

13'7 x 9'9 (4.14m x 2.97m)

Bathroom

10'10 x 5'9 (3.30m x 1.75m)



Bedroom/Reception

18'8 x 13'9 (5.69m x 4.19m)



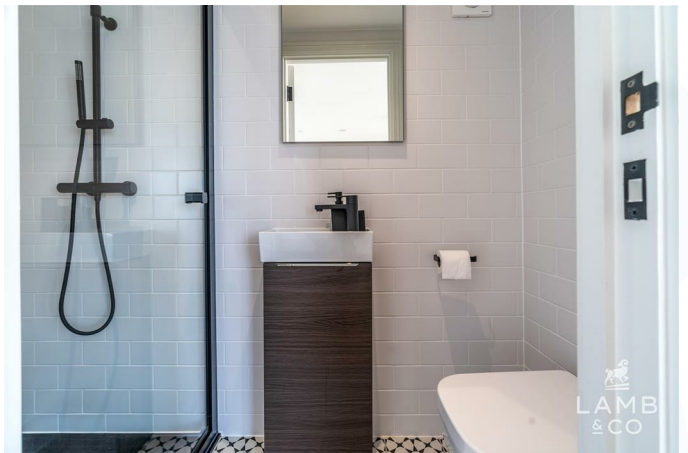
Balcony 1

40' x 5'6 (12.19m x 1.68m)



Shower Room

7'3 x 3' (2.21m x 0.91m)



Second Floor

Balcony 2

11'7 x 11'4 (3.53m x 3.45m)



Rear Garden



Garden Room

15'11 x 6'9 (4.85m x 2.06m)



Garage

Aerial View



ADDITIONAL INFORMATION

HARWICH

Council Tax Band: D

Heating: Gas central heating

Seller's Position: No onward chain

Garden Facing: North

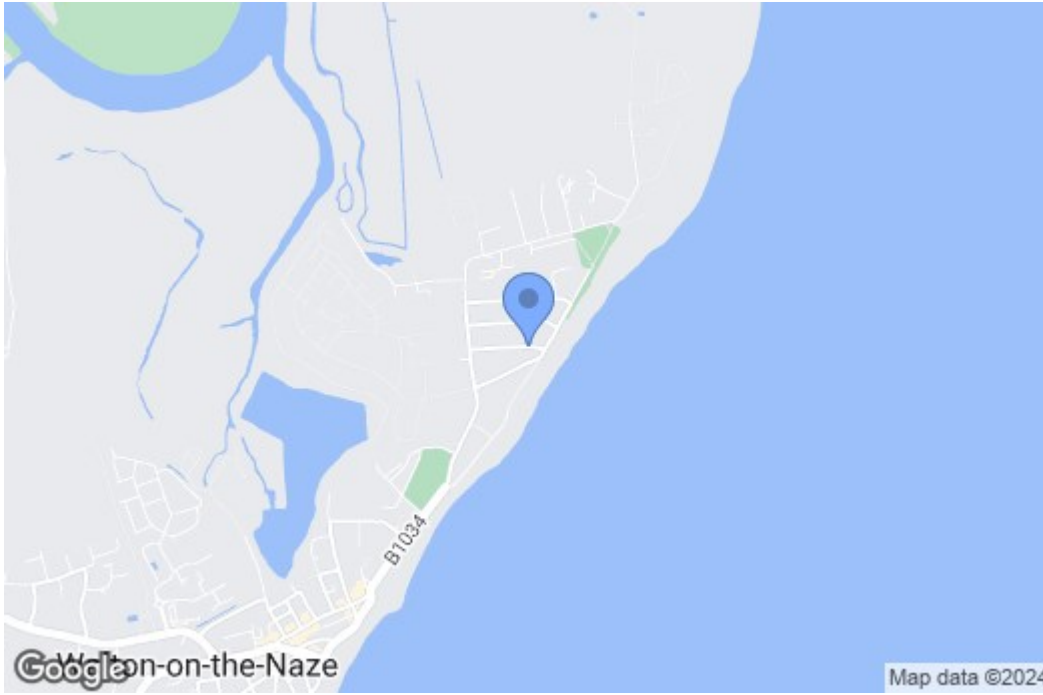
AGENTS NOTE

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.

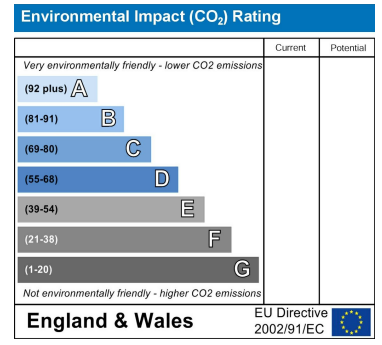
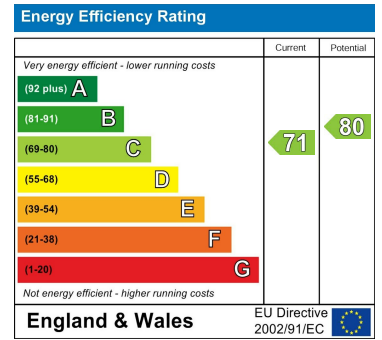
ANTI-MONEY LAUNDERING COMPLIANCE

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.

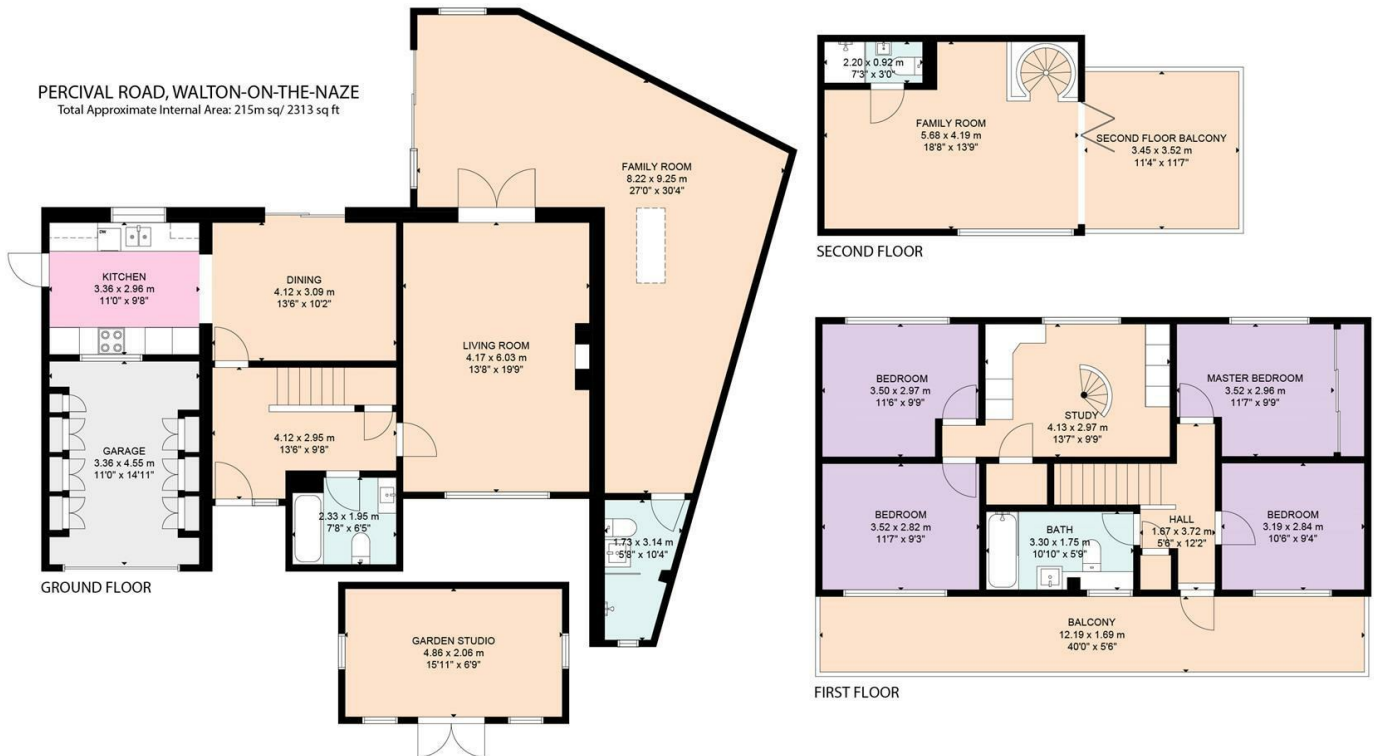
Map



EPC Graphs



Floorplan



EXCLUDED AREA: BALCONY: 21 m²/221 sq ft, GARAGE: 15 m²/165 sq ft
SECOND FLOOR BALCONY: 12 m²/131 sq ft, GARDEN STUDIO: 14 m²/150 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.