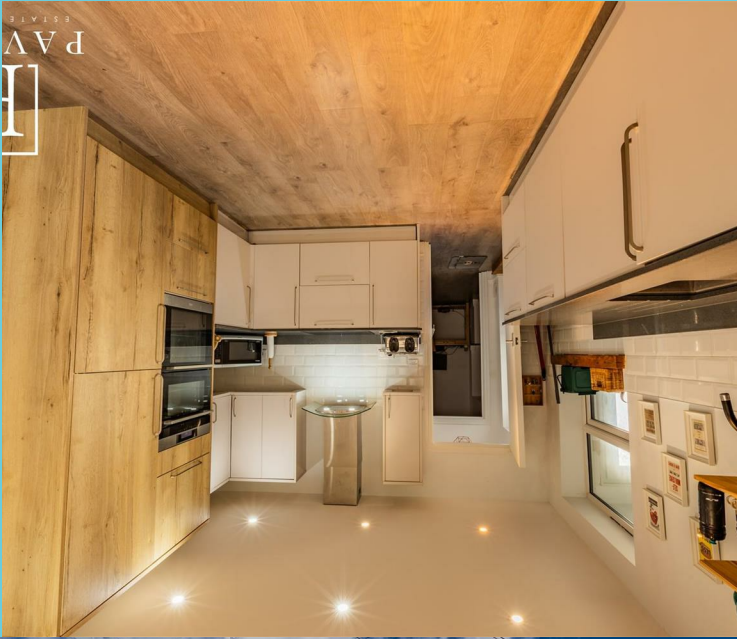


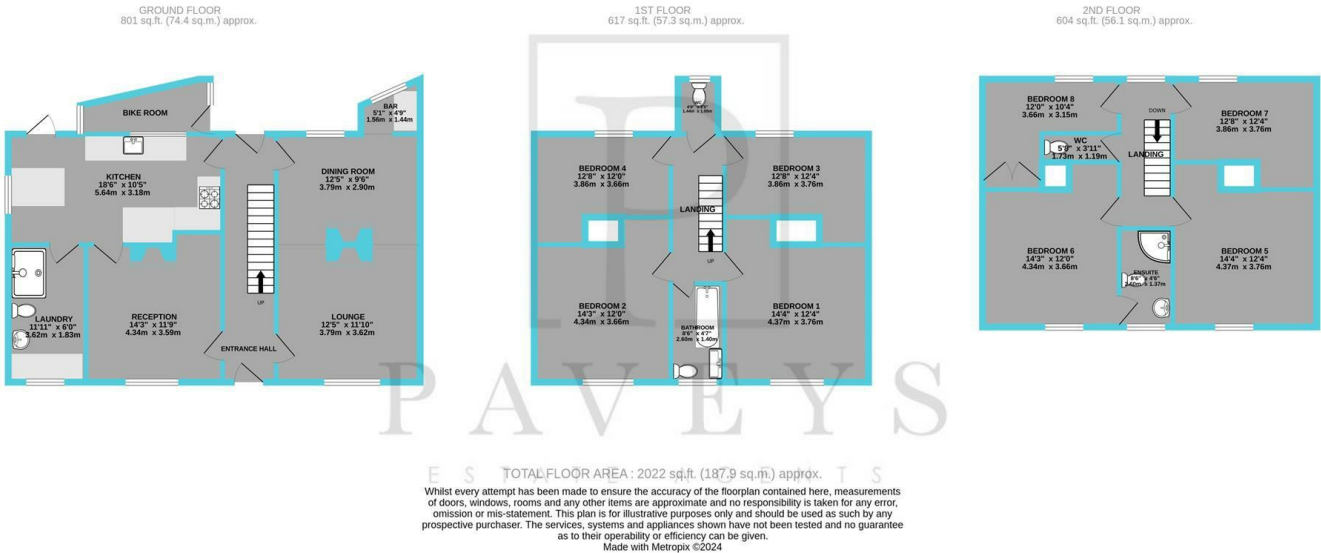


7, Portobello Road

Walton On The Naze, CO14 8DR

Offers in excess of £400,000 Freehold

A RARE OPPORTUNITY to purchase this IMPOSING CHARACTER TOWN HOUSE located in the heart of the coastal town of Walton-on-the-Naze to be sold with NO ONWARD CHAIN. The property currently benefits from an impressive 2022 sq ft of well appointed accommodation arranged over 3 floors and which includes THREE SPACIOUS RECEPTION ROOMS, BAR, BIKE STORE ROOM, MODERN KITCHEN, EIGHT DOUBLE BEDROOMS, THREE BATHROOMS, LAUNDRY ROOM, CHARACTER FEATURES, COURTYARD GARDEN & PARKING. The property also has the benefit of FULL PLANNING PERMISSION to CONVERT THE PROPERTY INTO 3 SEPARATE DWELLINGS CONSISTING OF 2 X 1 BED FLATS AND 1 X 2 BED FLAT. Full details of the application including plans can be found on the Tendring District Council Planning Website Reference: 24/00114/FUL. Portobello Road is a quiet backroad in the heart of the town and within easy reach of the High Street, Seafront and Railway Station with services to London Liverpool Street. Call Paveys today to arrange and appointment to view!



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

**ENTRANCE HALL**  
Double glazed entrance door to front, smooth ceiling, laminate flooring, radiator, stair flight to first floor.

**SITTING ROOM 14'3 x 11'9 (4.34m x 3.58m)**  
Double glazed window to front, smooth and coved ceiling, feature fireplace, laminate flooring, radiator.

**LOUNGE 12'5 x 11'10 (3.78m x 3.61m)**  
Double glazed window to front, smooth ceiling, feature chimney breast with log burner, oak mantle, laminate flooring, radiator opening to dining room.

**DINING ROOM 12'5 x 9'6 (3.78m x 2.90m)**  
Double glazed window to rear, smooth ceiling, feature chimney breast with log burner, laminate flooring, opening to Bar Area.

**BAR AREA 5'1 x 4'9 (1.55m x 1.45m)**  
Double glazed window to rear, smooth ceiling, under counter fridge, feature shelving, laminate flooring.

**KITCHEN BREAKFAST ROOM 18'6 x 10'5 (5.64m x 3.18m)**  
Double glazed window to side and rear, double glazed door to rear, smooth ceiling with spot lights, matching over and under counter units, quartz worktop and upstands, tiled splashbacks, undermount sink and inset drainer, ceramic hob with chimney hood over, built in double oven, built in fridge freezer, built in dishwasher, feature breakfast bar, laminate flooring, chrome heated towel rail.

**UTILITY/SHOWER ROOM 11'11 x 6 (3.63m x 1.83m)**  
Double glazed window to front, smooth and coved ceiling with spotlights, laminate roll edged worksurface, space and plumbing for washing machine and tumble dryer, low level W/C, vanity wash hand basin, enclosed shower cubicle with shower attachment, part tiled walls, laminate floor, chrome heated towel rail.

**FIRST FLOOR**  
**FIRST FLOOR LANDING**  
Smooth ceiling, fitted carpet, stair flight to second floor.

**BEDROOM ONE 14'4 x 12'4 (4.37m x 3.76m)**  
Double glazed window to front, smooth ceiling, fitted carpet, radiator.

**BEDROOM TWO 14'3 x 12 (4.34m x 3.66m)**  
Double glazed window to front, smooth ceiling, fitted carpet, radiator.

**BEDROOM THREE 12'8 x 12'4 (3.86m x 3.76m)**  
Double glazed window to rear, smooth ceiling, fitted carpet, radiator.

**BEDROOM FOUR 12'8 x 12 (3.86m x 3.66m)**  
Double glazed window to rear, smooth ceiling, fitted carpet, radiator.

**BATHROOM**  
Double glazed window to front, smooth ceiling, modern white suite comprising of low level W/C, vanity wash hand basin, panelled bath with shower above and shower screen, fully tiled walls and floor, chrome heated towel rail.

**CLOAKROOM**  
Double glazed window to rear, smooth ceiling with spot light, low level W/C with built over sink, fully tiled walls, laminate flooring, heated towel rail.

**SECOND FLOOR**  
**SECOND FLOOR LANDING**  
Double glazed window to rear, smooth ceiling, fitted carpet, loft access.

**BEDROOM FIVE 14'4 x 12'4 (4.37m x 3.76m)**  
Double glazed window to front, smooth ceiling, fitted carpet, radiator.

**EN-SUITE/SHOWER ROOM**  
Double glazed window to front, smooth ceiling with spotlights, modern white suite comprising of low level W/C, vanity wash hand basin, enclosed shower cubicle with power shower, fully tiled walls and floor, chrome heated towel rail.

**BEDROOM SIX 14'3 x 12 (4.34m x 3.66m)**  
Double glazed window to front, smooth ceiling, fitted carpet, radiator, door to En-suite.

**BEDROOM SEVEN 12'8 x 12'4 (3.86m x 3.76m)**  
Double glazed window to rear, smooth ceiling, fitted carpet, radiator.

**BEDROOM EIGHT 12 x 10'4 (3.66m x 3.15m)**  
Double glazed window to rear, smooth ceiling, built in double wardrobe, fitted carpet, radiator.

**CLOAKROOM**  
Smooth ceiling with spot light, low level W/C with built over sink, tiled walls and floor.

**OUTSIDE FRONT**  
**OUTSIDE REAR COURTYARD & PARKING**  
Off road entrance with large double wooden gates, concrete hardstanding, paved patio area.

**BIKE/STORAGE ROOM**  
Double glazed entrance door, with double glazed window to side and rear, part tiled walls, power and light connected.

**IMPORTANT INFORMATION**  
Council Tax Band: D  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: TBC  
The property is connected to electric, gas, mains water and sewerage.

**DISCLAIMER**  
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

**REFERRAL FEES**  
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

**MONEY LAUNDERING REGULATIONS 2017**  
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.