

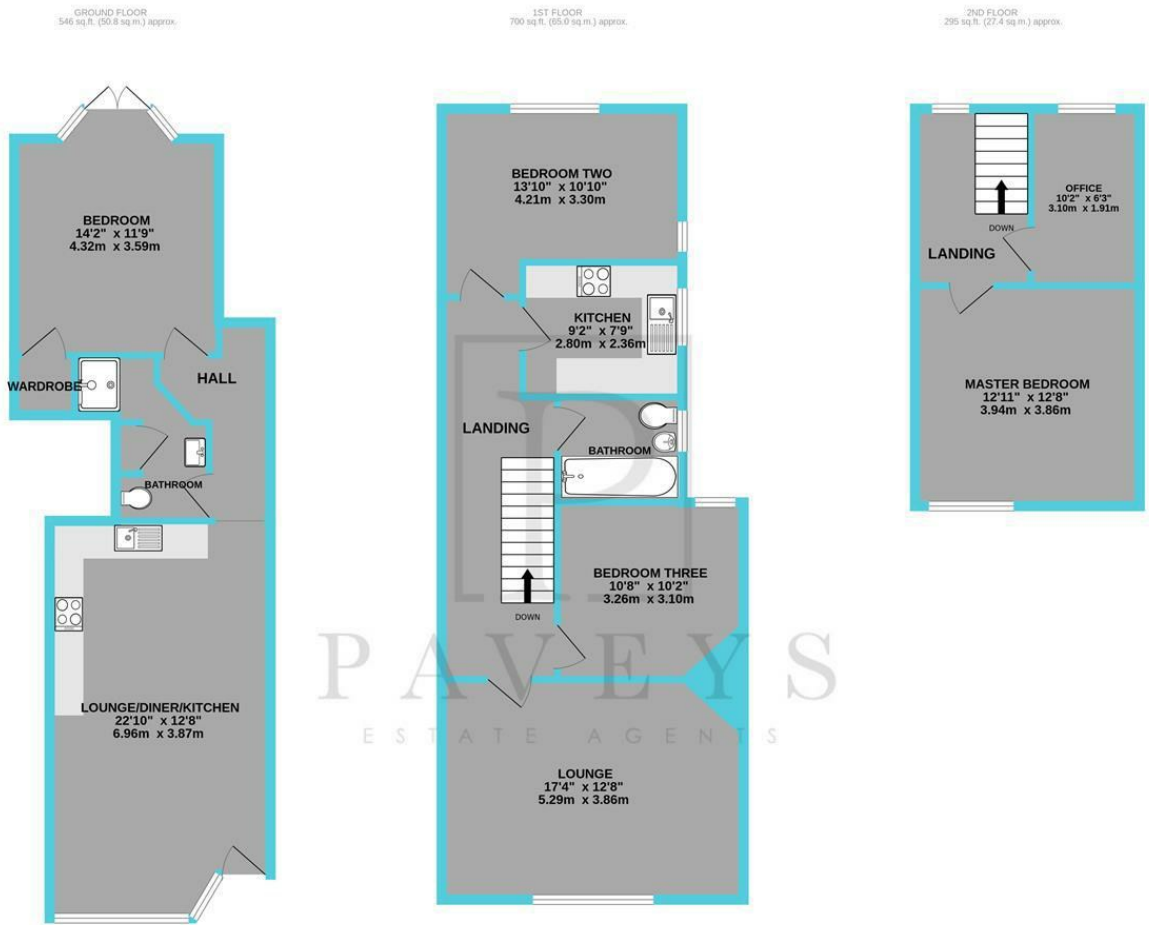


41-41A, High Street

Walton On The Naze, CO14 8BG

Price £399,995 Freehold

A unique opportunity to purchase this FREEHOLD BUILDING incorporating a PROFITABLE HOLIDAY LET/SERVICED ACCOMMODATION BLOCK OF FLATS which are ideal for both holiday let, long term rental and owner occupation. This recently refurbished accommodation consists of a 4 bedroom split level flat and a one bedroom ground floor flat with garden and parking, both of which are self contained. The property can be let ground floor and first floor separately or as a whole unit for up to 10 guests. This successful business attracts both holidaymakers and contractors and has many repeat guests/customers. It is positioned in the heart of the popular coastal town of WALTON-ON-THE-NAZE and within a short stroll of the beautiful beach, Walton Railway Station with services to Chelmsford and Central London and Walton's popular restaurants, pubs and cafes. This is a unique opportunity for investors or entrepreneurs to take over a profitable venture! Call Paveys to arrange your appointment to view!!!!!!



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

GROUND FLOOR ACCOMMODATION

"Coastal Nest" is a beautifully presented and fully modernised self contained ground floor flat with courtyard garden and allocated parking space. Internally the property offers an open plan lounge and kitchen diner with fully fitted modern kitchen, Neff appliances, one double bedroom, modern shower room, air conditioning and energy efficient heating.

OPEN PLAN LOUNGE / KITCHEN & DINER

Solid hardwood double glazed entrance door to front aspect, double glazed box bay window to front, fitted shutters, LVT flooring, smooth ceiling, spot lights, TV point, Intelliheat radiators.

Kitchen: Over and under counter units, work tops with matching splash backs, inset stainless steel sink and drainer with mixer tap. Range of Neff appliances including oven, hob, extractor, integrated slim line dishwasher and slim line wine cooler. Integrated under counter fridge with freezer box. under unit lighting.

CLOAKROOM/SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and tiled shower cubicle. LVT flooring, smooth ceiling, built in cupboard, smooth ceiling, spot lights, heated towel rail.

DOUBLE BEDROOM

Double glazed double doors and windows to rear leading to courtyard garden, LVT flooring, smooth ceiling, spot lights, built in cupboard, wall lights, air conditioning unit, Intelliheat radiator.

COURTYARD GARDEN

Low maintenance courtyard garden, fully paved with retaining panel fencing, feature pergola, exterior lighting, gated access to rear leading to parking space.

ALLOCATED PARKING SPACE

Located to the rear of the property, accessed via Churchfield Road.

SPLIT LEVEL FIRST & SECOND FLOOR ACCOMMODATION

"High View House" is a spacious split level self contained flat with large first floor lounge, three double bedrooms, fully fitted kitchen with appliances, office, bathroom, views over the Walton & Frinton Yacht Club and gas central heating.

ENTRANCE HALL & LANDING

Composite entrance door to front aspect, stair flight to First Floor, LVT Flooring, stair flight to Second Floor, radiator.

FIRST FLOOR

LOUNGE DINER

Double glazed bay window to front, LVT flooring, picture rail, fireplace with hearth, TV point, radiator.

KITCHEN

White fronted over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Electric oven, electric hob with extractor hood over, space and plumbing for dishwasher, freestanding fridge freezer (to remain), cupboard housing Baxi boiler (not tested by Agent). Double glazed window to side, LVT flooring, coved ceiling, tiled splash backs.

BEDROOM

Double glazed window to rear, LVT flooring, radiator.

BEDROOM

Double glazed window to rear, double glazed window to side, LVT flooring, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath with shower over. Glazed window to side, tiled flooring, part tiled walls, chrome heated towel rail.

SECOND FLOOR

Double glazed window to rear, LVT flooring.

BEDROOM

Double glazed window to front, LVT flooring, wall lights, radiator.

OFFICE

Double glazed window to rear with views to the Walton & Frinton Yacht Club, LVT flooring, radiator.

AGENTS NOTES

This successful business has been generating impressive returns and is ideally located in one of the UK's most sought-after coastal destinations. The sale is due to personal circumstances, making it a unique opportunity for investors of entrepreneurs to take over a profitable venture. The projected income potential from Skyes Cottages £50,000 per annum. (As advised by Vendor). The Vendor has advised that the furniture/fittings at the property are available for sale under separate negotiation.

OUTSIDE

IMPORTANT INFORMATION

Council Tax Band: To Be Confirmed

Tenure: Freehold

Energy Performance Certificate (EPC) rating: Ground Floor Flat D - First & Second Floor Flat D

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.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.