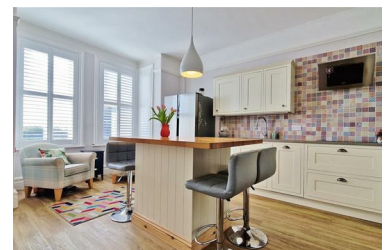




Green Lane Walton-on-the-Naze, CO14 8HA

Offering direct sea views, within a stones throw of Walton's seafront, is this stunning character filled 1895 THREE BEDROOM THREE RECEPTION ROOM DETACHED VILLA. 'Sandpipers' boasts well planned and spacious accommodation throughout with a modern fitted kitchen/breakfast room offering sea views, balcony leading from the master bedroom, en-suite bathroom to the second bedroom and is accompanied by a well established beautiful rear garden with access to the adjoining road. Being situated in the sought after coastal town of Walton-on-the-Naze, in a seafront position, it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Character Filled Property
- Three Bedrooms
- Three Reception Rooms
- Two Shower Rooms & En-Suite Bathroom
- Potential For Development
- Mature Rear Garden
- Stunning Sea Views
- Garage & Parking
- EPC Rating E



Price £695,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed French doors giving access to:-

Porch

Tiled flooring. Sealed unit double glazed windows to front.
Original hardwood entrance door giving access to:-



Hallway

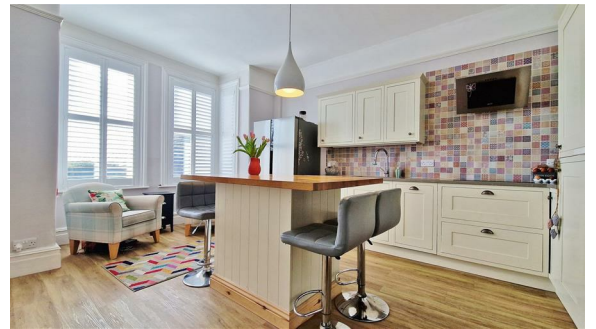
Stair flight to first floor. Built in storage cupboard with overhead storage.
Built in under stairs storage cellar. Panelled walls. Radiator. Doors to all rooms. Door to:-



Kitchen/Breakfast Room

17' x 12'

Fitted with a range of modern fitted country style fronted units. Quartz worksurfaces. Inset one and a half bowl butler sink with inset drainer. Inset four ring induction hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in Neff oven with hot plate over below. Pull out spice and storage racks. Space for American style fridge/freezer. Centre island with breakfast bar and wood worksurface. Amtico flooring. Part tiled walls. Radiator. Sealed unit double glazed bay window to front with shutters and sea views.



Lounge

17' x 12'

Original open cast iron fireplace with tiled hearth. Amtico flooring. Radiator. Sealed unit double glazed bay window to front with shutters offering sea views.



Bedroom 3

13'8" x 12'4"

Original cast iron fireplace. Radiator. Sealed unit double glazed window to rear.



Shower Room

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage under. Double length shower cubicle with screen, overhead rainfall shower with separate attachment and seat. Panelled walls. Amtico flooring. Vertical radiator. Wall mounted mirrored cabinet. Obscured sealed unit double glazed window to side.



Dining Room

14' x 11'5"

Built in storage cupboard. Original tiled flooring. Original wood panelled walls. Vertical radiator. Obscured sealed unit double glazed French doors giving access to side. Door to:-



Original Kitchen/Utility

9'10" x 9'

Fitted with a range of modern country style fronted units. Wood effect worksurfaces. Inset one and half bowl ceramic sink and drainer unit with mixer tap. Further selection of matching units at floor level. Wall mounted Worcester boiler providing heat and hot water throughout. Fitted display shelving. Plumbing for washing machine. Space for tumble dryer. Obscured sealed unit double glazed window to side. Walk in pantry with fitted shelving and sealed unit double glazed window to alternate side. Door to:-



Office/Garden Room

9'2" x 5'7"

Wall mounted electric panel heater. Loft access. Georgian style bay window to rear.



Lobby/Boot Room

Original tiled flooring. Georgian style window to rear. Hardwood obscured door giving access to rear.

First Floor Landing

Half turn stairs. Obscured sealed unit double glazed window to side. Part wood panelled walls. Loft access. Doors to all rooms. Door to:-



Master Bedroom

19'1" nar to 14' x 14'

Original wood flooring. Original fireplace with tiled surround. Good sized eaves dressing area. Further built in eaves storage cupboard. Part wood panelled walls. Sealed unit double glazed window to side offering sea views. Sealed unit double glazed French doors giving access to front balcony with wood decked flooring, iron railings and stunning direct sea views.



Bedroom 2

14' x 11'4"

Built in clothes hanging rail. Original wood flooring. Large eaves storage cupboard. Part wood panelled walls. Sealed unit double glazed window to rear. Door to:-



En-Suite Bathroom

White suite comprises low level w/c with concealed cistern. Wash hand basin. Free standing roll top bath with shower attachment. Part wood panelled walls. Part tiled walls. Tiled flooring. Wall mounted mirrored cabinet. Underfloor heating. Radiator. Obscured sealed unit double glazed window to side.



Shower Room

White suite comprises low level w/c with concealed cistern. Oversized vanity wash hand basin with storage drawers under. Double length shower cubicle with glass screen, overhead rainfall shower and integrated controls. Part wood panelled walls. Built in eaves storage. Vertical radiator, Amtico flooring. Wall mounted mirrored cabinet. Sealed unit double glazed window to side.



Outside - Rear

Storm porch with door leading to original outside w/c. Mature, well established garden, predominantly laid to lawn. Array of beds stocking flowers, shrubs and bushes. Wooden storage sheds. Greenhouse. Detached garden cottage. Further shingled eating area. Access to rear adjoining road via gate. Access to front via side gate. Private access door to:-



Boat House/Garage

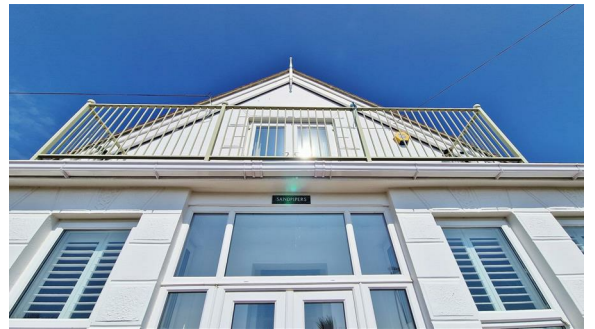
19'2 x 13'6"

Power and lighting connected. Electric roller door to front.



Outside - Front

Front garden enclosed by low brick wall and iron railings. Pathway leading to entrance door. Shingled driveway providing ample off street parking.



Alternate Front Views



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/04.23

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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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