



Cliff Parade Walton On The Naze, CO14 8HX

Located directly on Walton's seafront, offering DIRECT SEA VIEWS, Sheen's Estate Agents are delighted to offer for sale this immaculately presented, THREE DOUBLE BEDROOM DETACHED HOUSE. The property offers two en-suites, balcony with sea views, roof terrace, three reception rooms and is conveniently situated within a stones throw away from Walton's seafront and is located within a third of a mile of shopping amenities in Walton's town centre and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **Two En-Suites**
- **Three Reception Rooms**
- **Direct Sea Views**
- **Balcony & Roof Terrace**
- **Immaculately Presented**
- **Walton-on-the-Naze**
- **Garage & Off Road Parking**
- **No Onward Chain**
- **Council Tax Band - F / EPC Rating - D**



Price £595,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Porch

Vinyl flooring. Wall light. Sealed unit double glazed windows to front and side aspect with direct sea views. Obscured sealed unit double glazed door leading to:



Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Tiled effect vinyl flooring. Radiator. Sealed unit double glazed window to side. Door to:

Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fully tiled walls. Tiled effect vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Lounge

22'2" x 17'1" into bay

Featured freestanding electric fire. Three radiators. Sealed unit double glazed bay windows to front with direct sea views. Sealed unit double glazed windows to side with further direct sea views.



Dining Room

12'10" x 9'3"

Tiled effect vinyl flooring. Radiator. Sealed unit double glazed window to side with sea views. Sealed unit double glazed sliding patio door leading to sun room. Open access to:



Kitchen

20'3" x 8'10"

Fitted with a range of matching white fronted units. Granite effect rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Built in eye level microwave. Further selection of matching units both at eye and floor level. Glass display units. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Part tiled walls. Tiled effect vinyl flooring. Spotlights. Radiator. Sealed unit double glazed windows to side and rear. Sealed unit double glazed door to side leading to rear garden.



Sun Room

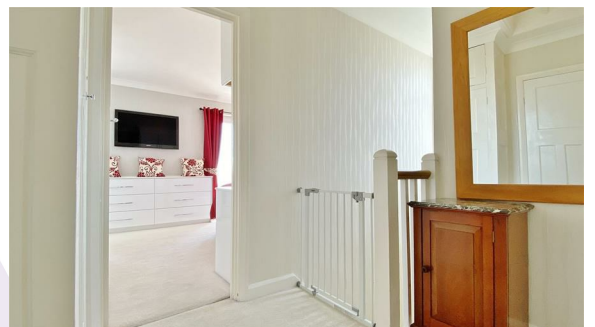
12'10" x 10'2"

Built in storage cupboard. Tiled effect vinyl flooring. Radiator. Sealed unit double glazed windows to side with sea views. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden.



Landing

Built in storage cupboard. Loft access. Obscured sealed unit double glazed window to side. Doors to:



Master Bedroom

17'5" max x 11'5"

Range of fitted high gloss wardrobes, drawers and bedside cabinets. Radiator. Sealed unit double glazed windows to side and front with direct sea views. Sealed unit double glazed 'French' style doors leading to:



Balcony

Laid to astroturf allowing seating area overlooking seafront with stunning direct sea views.



En-Suite

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed shower cubicle with folding door and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Extractor fan. Wall mounted heated towel rail.

Bedroom Two

10'3" x 9'2"

Radiator. Sealed unit double glazed window to side with sea views. Door to:



En-Suite

White suite comprised of low level WC. Wash hand basin with mixer tap. Fitted shower cubicle with double doors and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.



Bedroom Three

9'2" x 9"

Built in wardrobe. Radiator. Sealed unit double glazed window and door to rear leading to:



Terrace

Laid to astroturf with partial and distant backwater views and has further sea views.



Bathroom

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



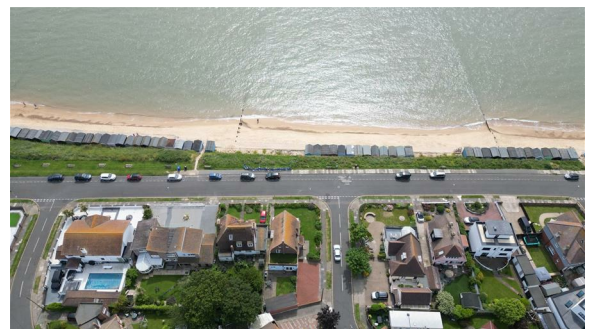
Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of trees and shrubs. Outside light. Access to front via both side gates. Outside tap. Private access door to garage with power/light connected. Enclosed by brick wall and panelled fencing.



Outside - Front

Direct sea views. Shingled driveway providing off street parking for several vehicles leading to garage with electric roller door. Remainder laid to paving and lawned areas stocked with an array of flowers, shrubs and bushes. Outside lights. Enclosed by low brick wall.



Alternate Outside Front View



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: F

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JD/06.24

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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