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**Sheen's**  
The Action Agents



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

**\*\* SEA VIEWS AND DIRECT ACCESS ONTO THE BEACH \*\*** Situated in the popular coastal town of Walton-on-the-Naze and being offered with **NO ONWARD CHAIN**, Sheen's Estate Agents have the pleasure in bringing to market this rarely available, unique **THREE BEDROOM FAMILY HOME**. The property boasts two reception rooms, 10'8" kitchen/breakfast room, ground floor cloakroom and a generous garden giving direct access to the walk only promenade leading directly onto the seafront. Situated in an idyllic position with some incredible panoramic sea views the property also offers ease of local shopping amenities at Walton's town centre. An early viewing is strongly advised to fully appreciate the property on offer.

- **Three Bedrooms**
- **Two Reception Rooms**
- **Stunning Sea Views**
- **Generous Garden With Direct Access To Beach**
- **Ground Floor Cloakroom & First Floor Bathroom**
- **Popular Coastal Town In A Sought After Position**
- **No Onward Chain**
- **Garage In Block**
- **EPC Rating E**
- **Council Tax Band - C**



**Price £425,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door giving access to:

### Hallway

Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Doors to:



### Kitchen/Breakfast Room

10'8" x 9'8"

Fitted with a range of medium oak effect fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for cooker. Free standing boiler providing heating and hot water throughout. Part tiled walls. Radiator. Sealed unit double glazed 'Georgian' style window to front.



### Dining Area

10'8" x 8'1"

beamed ceiling. Radiator. Sealed unit double glazed 'Georgian' style window to side. Open access leading into:



## Lounge

18' x 13'

Brick built fireplace with inset feature shelving, mantle above and gas fire under. Radiator. 'Georgian' style bay window to rear. Door to:



### Conservatory

16' x 8'

Glass roof. Full length glass panels to rear and side aspect. Tiled flooring. Patio doors giving access to rear.



### Cloakroom

Low level W/C. Pedestal wash hand basin. Tiled splash backs. Obscured sealed unit double glazed 'Georgian' style window to side.



### First Floor Landing

Built in airing cupboard. Loft access. Doors to:



## Master Bedroom

14'3" x 12'

Two built in double wardrobes with over head storage. Radiator. Sealed unit double glazed 'Georgian' style window to front and side aspect.



## Bedroom Two

11'10" x 10'4"

Two built in double wardrobes with over head storage. Radiator. Sealed unit double glazed 'Georgian' style window to rear with sea views.



### Bedroom Three

8'8" x 7'2"

Radiator. Sealed unit double glazed 'Georgian' style window to rear with sea views.



### Bathroom

Suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with wall mounted electric shower. Part tiled walls. Radiator. Obscured sealed unit double glazed 'Georgian' style window to side.



### Outside - Rear

South facing. Part patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Private gate giving access to walk only promenade leading directly onto the seafront. Enclosed by panel fencing. Access to front via side gate. Garage in block.



Alternate Rear Views





## Outside Front

Laid to lawn with pathway leading to entrance door.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: Garage in the block is rented via the previous builder for an annual fee.

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

## JAF/06.24

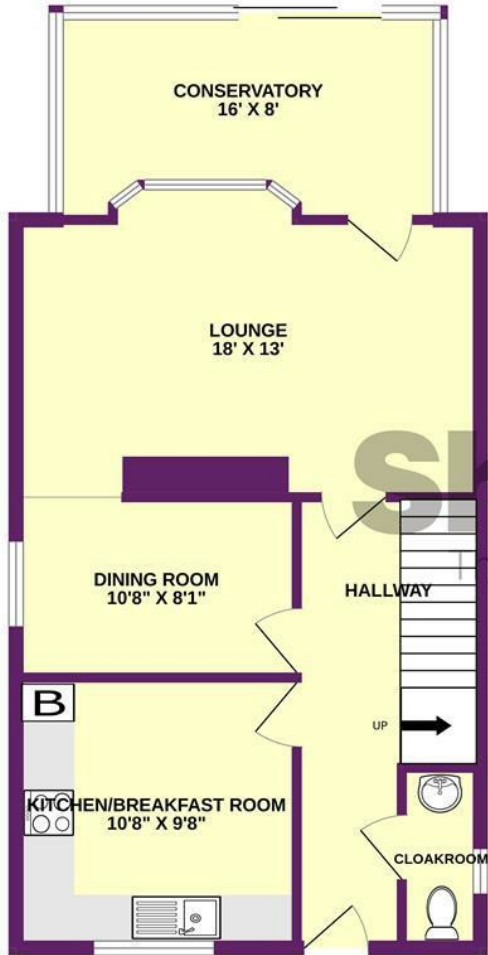
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

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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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