



## Beatrice Road Walton On The Naze, CO14 8HJ

**\*\*\*SEA VIEWS\*\*\*** Located just off Walton Seafront, Sheen's Estate Agents are delighted to offer for sale this spacious, THREE/FOUR BEDROOM DETACHED CHALET. The property offers stunning SEA VIEWS from the balcony and ground floor levels. The property also has a wide range of accommodation featuring a separate dining room, sitting room, conservatory, ground floor cloakroom and is situated on a large plot. The property is conveniently located within a stones throw of the seafront, one hundred metres of the local convenience store and within one mile of Walton's town centre and mainline railway station with links to London Liverpool Street. It is the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three/Four Bedrooms
- Sea Views
- Bedroom Four/Sitting Room
- Separate Dining Room
- Ground Floor Cloakroom
- Balcony
- Substantial Plot
- Garage & Off Road Parking
- Close to Seafront
- EPC Rating D



**Price £425,000 Freehold**

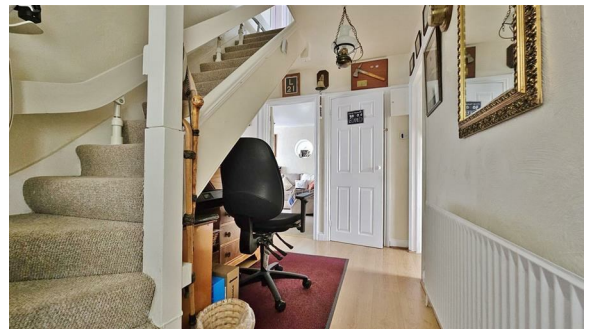


Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Entrance Hall

Stair flight to first floor. Laminate flooring. Radiator. Doors to:



### Cloakroom

Low level WC. Wash hand basin. Part tiled walls. Laminate flooring. High level shelving.



### Sitting Room/Bedroom Four

13'10" x 10'11"

Radiator. Sealed unit double glazed featured porthole window to side. Sealed unit double glazed window to front with sea views.



### Lounge

16'11" x 10'11"

Fire surround with inset electric fire. Two radiators. Two sealed unit double glazed featured porthole window to side. Sealed unit double glazed window to front with sea views.



## Kitchen

10'10" x 8'10"

Fitted with a range of matching wooden fronted units. Marble effect rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level electric oven. Built in eye level microwave. Further selection of matching wooden units both at eye and floor level. Under cupboard lighting. Plumbing for washing machine and tumble dryer. Enclosed boiler providing heating and hot water throughout. Part tiled walls. Laminate flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door to side leading to rear garden. Open archway leading to:



## Dining Room

12'10" x 10'11"

Laminate flooring. Space for fridge/freezer. Radiator. Sealed unit double glazed porthole window to side. Two sealed unit double glazed windows to rear. Sealed unit door leading to:



## Conservatory

11'6" x 9'2"

Laminate flooring. Fitted air-conditioning unit. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed French style doors leading to:





## Landing

Loft access. Fitted bookshelf. Doors to:



## Master Bedroom

17'11" max x 10'10"

Fitted dressing area with drawers under. Fitted storage unit. Built in walk-in wardrobe with lighting. Radiator. Two sealed unit double glazed windows to front with sea views. Sealed unit double glazed door leading to:



### Balcony

Sea views.



### Bedroom Two

10'6" x 8'8"

Built in airing cupboard housing hot water cylinder. Eaves storage. Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

9'1" x 8'9"

Eaves storage. Radiator. Sealed unit double glazed window to rear.



### Shower Room

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Fitted shower cubicle with wall mounted electric shower. Part tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.



### Outside - Rear

Part raised decking. Part shingle. Remainder laid to paving. Beds stocked with an array of flowers, trees, shrubs and bushes. Workshop to remain with power connected. Greenhouse to remain. Shed to remain. Outside tap. Outside light. Private access door to garage with power/light connected. Access to front via both sides. Enclosed by panelled fencing.





### Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to carport and garage with up and over door. Remainder laid to paving for further parking. Outside light. Enclosed by low brick wall and panelled fencing.





### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### JD/08.23

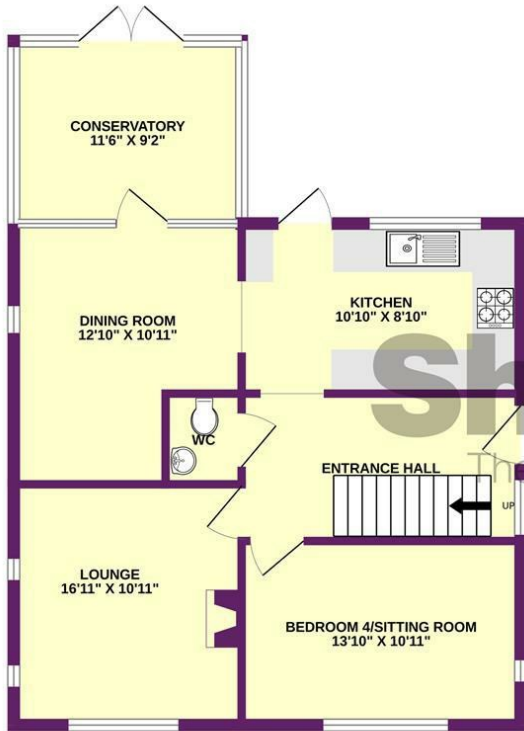
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated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

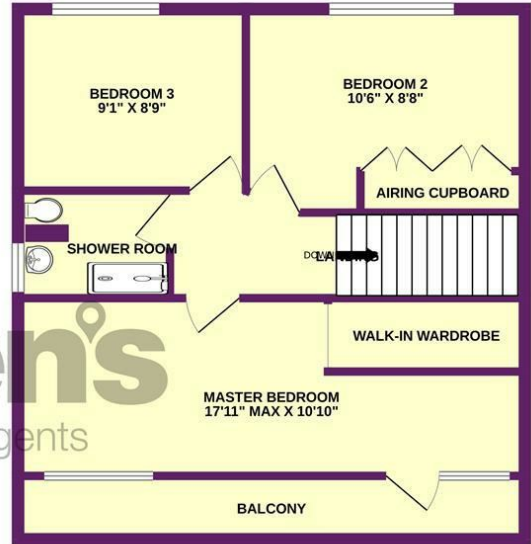
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GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.

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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**Sheen's**  
The Action Agents

