



## Green Lane Walton On The Naze, CO14 8HF

\*\*\*GUIDE PRICE £600,000 - £650,000\*\*\* Being offered with NO ONWARD CHAIN and located directly on Walton's seafront offering STUNNING SEA VIEWS AND DIRECT BEACH ACCESS (from the rear garden with no road between.) The rear of the house enjoys direct sunlight from dawn to late afternoon. Sheen's Estate Agents are delighted to offer for sale this SPACIOUS and STUNNING, FOUR DOUBLE BEDROOM MID TERRACE TOWN HOUSE. The property benefits from a light and airy feel throughout, offering a large modern open plan living space with new bespoke Shaker-style kitchen, herringbone floor with underfloor heating, separate utility/storage space and downstairs guest cloakroom. The master bedroom has a large balcony and bedroom two has a Juliette balcony, both with panoramic sea views. The property is conveniently situated on Walton's seafront with its sandy beach, and is a short distance from two local parks, the pier, public swimming pool, the Naze and the town centre with its shops, restaurants, sailing club and railway station with links to London Liverpool Street.

- Four Double Bedrooms
- Stunning, Open Plan Kitchen/Diner/Lounge
- Utility/Storage Room & Ground Floor Cloakroom
- Spacious Master Bedroom With Large Balcony Offering Spectacular Sea Views
- Uninterrupted Sea Views With Direct Walk Onto Walton Seafront
- Off Street Parking
- Two New Modern Bathrooms With Underfloor Heating
- Ideal Family Home or Holiday Home 75 Minutes Drive From London
- Immaculate Throughout & Renovated To The Highest Standard
- Council Tax Band - E / EPC Rating - C



**Guide Price £600,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured hardwood door leading to:

### Kitchen/Diner/Lounge

45' x 14'6"



### Kitchen/Diner

Stair flight to all floors. Bespoke Shaker-style kitchen. Quartz work surfaces with bevelled edging. Inset butler sink with integrated waste disposal unit. Inset five ring Neff gas hob with double oven under and extractor hood above. Featured central island with vast storage and large breakfast bar seating area. Integrated dishwasher. Range of feature cupboards. Enclosed combination boiler providing heating and hot water throughout. Herringbone flooring with underfloor heating and individual thermostatic controls. Spotlights. Under stairs storage cupboard. Open access to lounge. Double doors leading to:



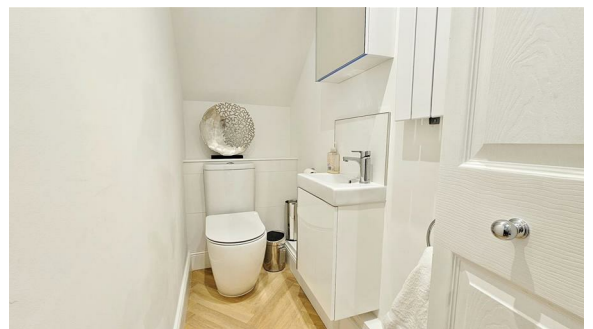
### Utility/Storage Room

Utility and storage space with spaces for washing machine and tumble dryer. Spotlight. Bi-fold door leading to:



### Guest Cloakroom

Low level WC. Vanity wash hand basin with cupboard under, bathroom cabinet above and mixer tap. Tiled splashback. Herringbone flooring. Spotlights. Extractor fan. Wall mounted radiator.



### Lounge

Herringbone flooring with underfloor heating. Spotlights. Radiator. Sealed unit double glazed windows and French-style doors leading to rear garden offering stunning uninterrupted sea views.



### First Floor Landing

Ground floor stair to first floor. Built in storage cupboard. Spotlights. Radiator. Sealed unit double glazed window to front. Doors to:



### Master Bedroom

17'9" x 15'7"

Spotlights. Two radiators. Sealed unit double glazed windows and French-style doors leading to large balcony offering stunning sea views and fitted glass balustrade.



### Balcony



### Bathroom

Fully tiled. Modern suite comprising low level WC. Vanity sink with fitted work space, cupboards under and mixer tap. Large bathroom cabinet. Enclosed panelled bath with wall mounted shower. Tiled integrated recess shelves with featured spotlights. Tiled flooring. Spotlights. Extractor fan, Wall mounted heated towel rail and underfloor heating.



### Bedroom Three

10'8" x 8'6"

Spotlights. Radiator. Sealed unit double glazed window to front.



### Second Floor Landing

Spotlight. Doors to:



### Bedroom Two

15'7" x 13'8"

Radiator. Sealed unit double glazed French-style doors opening to Juliet balcony and panoramic sea views.



### Jack & Jill En-Suite

Modern suite comprising low level WC with fitted work space. Vanity basin with drawers under and mixer tap. Enclosed fully panelled shower cubicle with overhead and wall mounted hand-held shower. Fully tiled walls. Stone tiled flooring with underfloor heating. Extractor fan. Spotlight. Wall mounted heated towel rail. Sealed double glazed velux window to front.



### Bedroom Four

13'3" x 11'9" both max

Built in wardrobes. Radiator. Sealed unit double glazed window to front.



### Outside - Rear

Direct beach access and stunning sea views. Paved patio area. Remainder laid to lawn. Storage containers. Enclosed by panelled fencing and low brick wall with gate leading directly onto Walton beach.



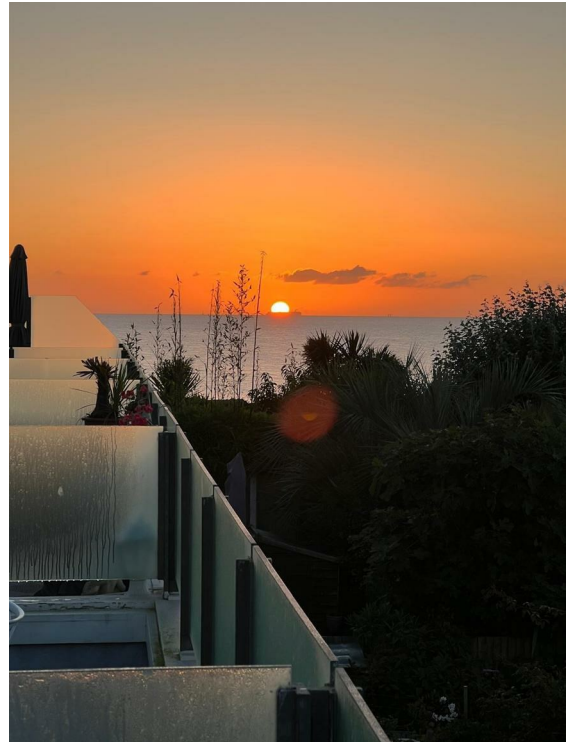
### Outside - Front

Block paved drive.



### Seller's Note

The Beach Houses location is unique in that it is so quiet and peaceful, with the back garden opening directly onto the sandy beach, yet so close to local amenities. We have loved watching our children grow up here, learning to sail together, swimming and paddle boarding; Taking long nature walks and bike rides, barbecues in the back garden with the sea just in front of us, having fun on the pier and trying all the lovely local restaurants and pubs. We loved taking boat trips in the backwaters to visit the wild seals and birds. The neighbourhood is very helpful, warm, friendly and welcoming.



## Drone Photos



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Fibrotic broadband

Non-Standard Property Features To Note: None

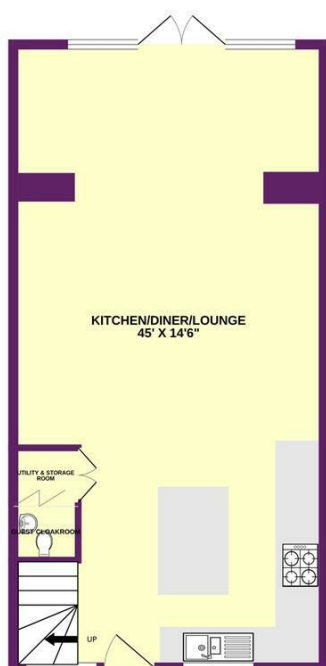
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Disclaimer - wide angle lens etc.

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.

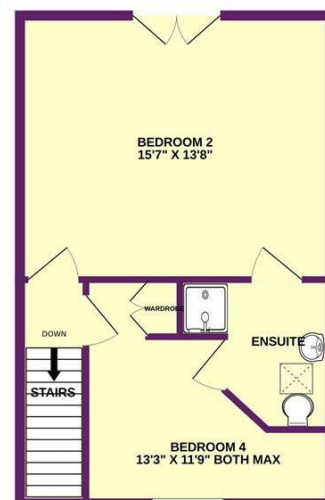
GROUND FLOOR



1ST FLOOR



2ND 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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