



Beatrice Road Walton On The Naze, CO14 8HJ

Located directly on Walton's seafront, offering STUNNING SEA VIEWS, Sheen's Estate Agents are delighted to offer for sale this immaculately presented, THREE DOUBLE BEDROOM DETACHED HOUSE. The property offers a self contained living space upstairs with potential for an extra bedroom, Large double glazed windows with partial sea views, 31' x 11' Lounge/Diner, Beautifully presented rear garden 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
- Sea Views
- Immaculately Presented
- Garage & In-Out Driveway
- Character Features
- Modern Fitted Kitchen & Bathroom
- 31' x 11' Lounge/Diner
- Self Contained Upstairs Living Area
- EPC Rating - D
- Council Tax Band - D



Price £465,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Porch

Sealed unit double glazed window to side. Door leading to:

Entrance Hall

Obscured sealed unit double glaze windows to the side. Fitted matching white high gloss fronted units with plumbing for washing machine and electrics for tumble dryer. Sealed unit double glazed door to Garden. Doors leading to:



Hallway

Obscured sealed unit double glazed window to side. Wood effect laminate flooring. Radiator. Built in storage cupboard. Stairlight to first floor. Doors to:



Master Bedroom

13'8" x 11'3"

Radiator. Matching Fitted wardrobes and drawers set. Featured character style windows to side. Large sealed unit double glazed window to front providing partial sea views.



Lounge/Diner

31'1" x 11

Two radiators. Electric feature fire place. Large sealed about double glazed window to front proving partial sea views. Opening to:



Kitchen

8'8" x 11'

Fitted in a range of matching modern high gloss front units. Rolled edge work surfaces. Inset ceramic one and a half bowl sink and drainer unit. Inset four ring gas hob with fitted extractor fan above. Built in eye level electric oven and grill. Further selection of matching units both eye and floor level. Space for fridge/freezer. Plumbing for dishwasher. Wall mounted boiler providing hot water and heating throughout. Part tiled walls. Sealed unit double glazed window to rear aspect. Obscured sealed unit double glazed door to side.



Shower Room

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted shower cubical with wall mounted shower attachment. Heated towel rail. Plumbing for washing machine. Obscured sealed unit double glazed door to rear. Door to garage.



First Floor:-

Landing

Wood effect laminate flooring. Radiator. Two storage cupboards. One cupboard housing hot water cylinder. Sealed unit double glazed window to side. Opening to:



Lounge/Bedroom Three

14'5" x 18"

Wood effect laminate flooring. Two radiators. Fitted with a range of matching fronted units. Marble effect square edge work surfaces. Inset two ring electric hob. Sealed unit double glazed windows to front providing stunning sea views. Sealed unit double glazed patio doors with Juliet balcony providing stunning sea views.



Bedroom Two

12'7" x 9'1"

Wood effect laminate flooring. Radiator. Sealed unit double glazed three way window to rear.



Family Bathroom

White suite comprises of low level W/C. Vanity hand wash basin with storage under. Inset Panelled bath. Fitted shower cubical with wall mounted shower attachment. Partially tiled walls. Radiator. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part wooden decked patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Array of Mediterranean trees. Further patio seating area with pergola. Two wooden storage sheds to remain. Summerhouse to remain. Outside tap. Outside lights. Enclosed by panelled fencing.



Outside - Front

Hard standing in-out driveway providing ample parking. Part shingle beds. Array of Mediterranean plants. Access to garage with electric up and over door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

DH/04.25

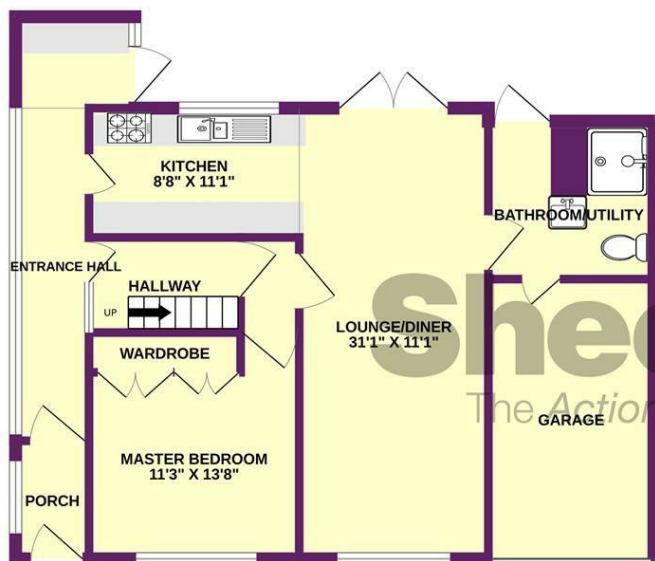
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £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.

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
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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