PAVEYS
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5, Southcliff Parade

Walton On The Naze, CO14 8EJ

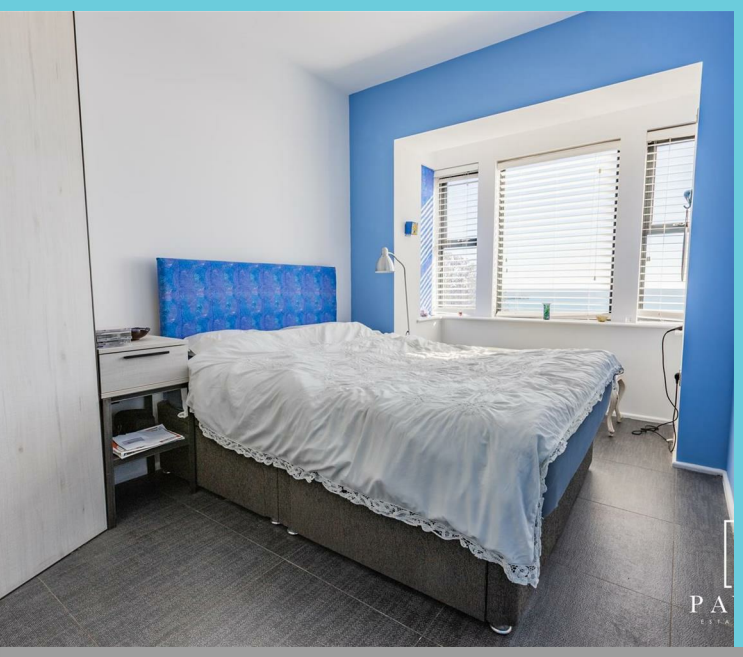
Price £650,000 Freehold















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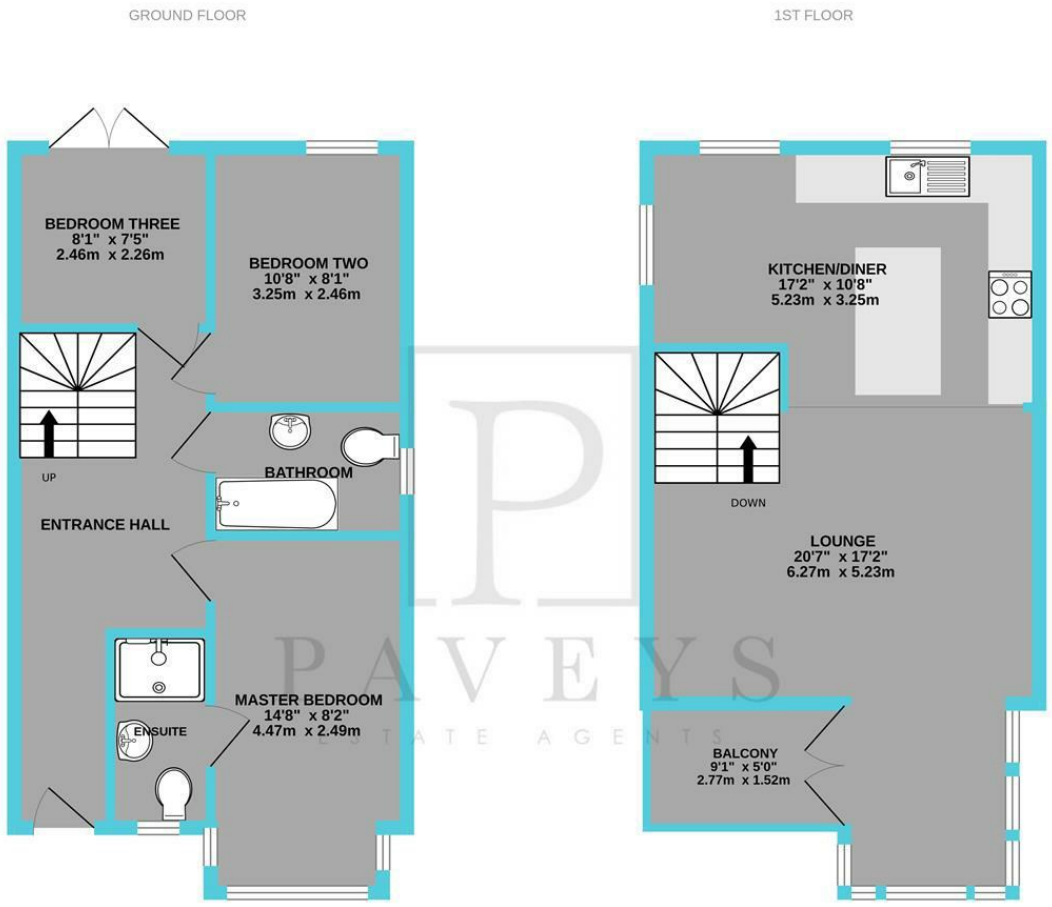
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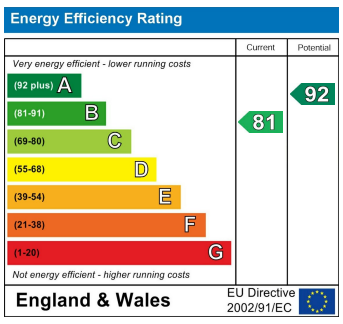
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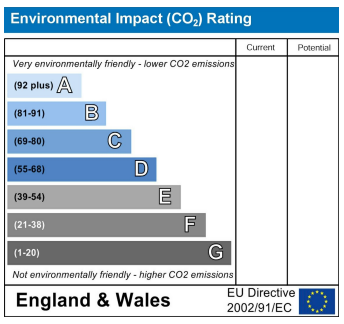
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Paveys are delighted to offer for sale this GORGEOUS WATERFRONT PROPERTY perched on the cliff top at the Southcliff in Walton-on-the-Naze with STUNNING DIRECT SEA & BEACH VIEWS. Built within the last 10 years, this unique property has been stylishly and individually designed to take advantage of the wonderful views from the main living space and seafront balcony on the upper floor; with the sleeping accommodation on the ground floor. On the ground floor is the master bedroom with modern ensuite, two further bedrooms and family bathroom. A glass and chrome staircase leads to the fabulous open plan upper floor which has a lounge area with double doors to the balcony, modern kitchen dining area with breakfast bar all with amazing views! A wonderful entertaining space! Outside is a shingled low maintenance garden and private gravel driveway with off road parking for 2 vehicles. The property is set on a private road within 2 minutes from Walton Railway Station with services to Central London and a short walk from Walton Town Centre. An internal viewing is a must in order to appreciate this property, its location and fantastic sea views! Call Paveys today.









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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ENTRANCE HALL
Composite entrance door to front aspect, double glazed window to side, tiled floor, smooth ceiling, spot lights, staircase to Upper Floor,

LOWER FLOOR

MASTER BEDROOM 14'8 x 8'2 (4.47m x 2.49m)
Double glazed box bay window to front affording panoramic sea views, LVT flooring, smooth ceiling, spot lights, door to Ensuite, free standing floor to ceiling fitted wardrobes with range of built in drawers and hanging space, under floor heating.

ENSUITE SHOWER ROOM
White suite comprising low level WC, vanity wash hand basin and walk in shower. Double glazed window to front, tiled flooring, fully tiled walls, large wall mounted mirror, extractor fan, under floor heating.

BEDROOM TWO 10'8 x 8'1 (3.25m x 2.46m)
Double glazed window to rear, fitted carpet, smooth ceiling, floor to ceiling wardrobes with built in drawers, shelves and hanging space, under floor heating.

BEDROOM THREE 8'1 x 7'5 (2.46m x 2.26m)
Double glazed double doors to rear garden, tiled flooring, smooth ceiling, under floor heating.

BATHROOM
White suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to side, tiled flooring, fully tiled walls, smooth ceiling, spot lights, wall mounted illuminated mirror, fitted cupboard, extractor fan, built in washer/dryer and cupboard for cleaning equipment, under floor heating.

UPPER FLOOR

LOUNGE AREA 20'7 x 17'2 (6.27m x 5.23m)
Double glazed picture windows to front and side aspects with sea views, double glazed double doors to seafront balcony, wood flooring, smooth vaulted ceiling, spot lights, underfloor heating, stair case to lower floor, steps to Kitchen & Dining Area, under floor heating.

BALCONY 9'1 x 5' (2.77m x 1.52m)
Seafront balcony with glass and steel balustrade affording wonderful uninterrupted views of the beach and sea.

KITCHEN & DINING AREA 17'2 x 10'8 (5.23m x 3.25m)
Modern over and under counter units, large matching island with breakfast bar, Quartz work tops and upstands, inset stainless steel undermount sink and drainer. AEG eye level double oven, electric hob with extractor over, integrated fridge freezer, integrated dishwasher. Double glazed windows to rear and side aspects, tiled flooring, vaulted smooth ceiling, spot lights, underfloor heating.

OUTSIDE

THE GARDEN
Attractive low maintenance gravelled garden, raised flower and shrub beds, timber summer house, exterior lighting, retaining walls and panel fencing, gated access to front.

PARKING
Gated frontage with gravel driveway with ample off road parking for two vehicles, gated access to rear, exterior lighting.

VIEWS

IMPORTANT INFORMATION
Council Tax Band: TBC
Tenure: Freehold
Energy Performance Certificate (EPC) rating: B
The property is connected to electric, gas, mains water and sewerage.
The solar panels receive approximately £100 a month, ownership will be passed on to the new vendor, upon completion.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.