

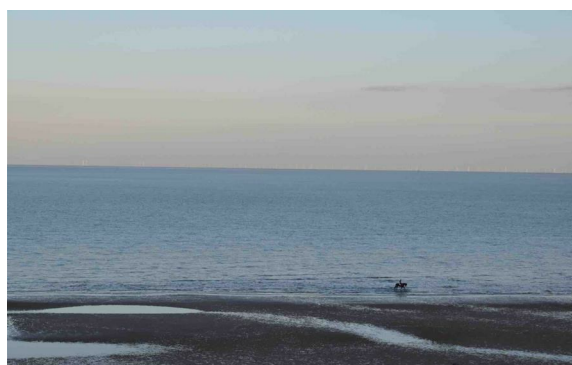


Southcliff Parade, Walton On The Naze

Offers Over £720,000



- Stunning detached home with far reaching views positioned on the Frinton/Walton borders
- Easily kept garden
- Ground floor bedrooms, en-suite and bathroom
- First floor Open Plan Lounge ,diner, kitchen and terrace
- Sought after location with two parking spaces
- Terrace overlooking Sea Views
- Train 2mins away, 1.15hrs to Liverpool Street
- Solar energy installed back and front of the house achieving a regular monthly tax free income



VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300.00 CASH BACK, ON COMPLETION OF YOUR PURCHASE!!

Nestled in the desirable Southcliff Parade of Walton On The Naze, this beautifully presented three-bedroom detached house offers a unique "Upside Down" layout that maximises the stunning sea views from the first floor. The property boasts a charming terrace and an easy-to-maintain garden, perfect for enjoying the coastal atmosphere.

Upon entering, you will find a spacious ground floor that features a double bedroom complete with an en-suite bathroom and fitted wardrobes, ensuring ample storage. A second double bedroom, also equipped with fitted wardrobes, provides a comfortable retreat, while the third bedroom currently doubles as a versatile office space, double casement doors to garden. The family bathroom on this level is fitted with a modern three-piece suite, catering to all your needs.

The first floor is the heart of the home, showcasing a contemporary, vaulted ceiling, open plan lounge and dining area that flows seamlessly into the kitchen. This inviting space is perfect for entertaining or simply relaxing while taking in the breathtaking views.

Conveniently located, this home is two minutes of the railway station, providing excellent transport links to Colchester and London. The house has parking for two/three vehicles, adding to the practicality of this delightful residence. This property is a rare find in a sought-after area, offering a perfect blend of comfort, style, and location.

Entrance hall opens onto a square hallway. Window to side, with blinds to remain. Italian floor tiles with underfloor heating.

Main bedroom: Square bay window overlooking the sea. Floor to ceiling wardrobes with concealed drawers, shelves and hanging space. Blinds included. Ceramic flooring with underfloor heating.

En-suite comprises, shower, vanity wash hand basin and WC. Tiling to walls. Tiled flooring with underfloor heating.

Family bathroom: Comprises panel bath fitted with shower and glass splash screen door. WC and vanity wash hand basin. Tiling to walls. Tiled flooring with underfloor heating.

Bedroom two: Window overlooking the sea including privacy blind. Floor to ceiling sliding robes with concealed drawers and shelving.

Bedroom three: Double doors open onto the garden. Range of shelving to ceiling on both sides of the room with folding desk/monitor and TV sections built in. Bed area. Casement doors to garden.

Tv points in all bedrooms.

Stairs lead to 1st floor accommodation. Vaulted style ceiling.

Lounge: Offers far reaching sea views. Flooring with underfloor heating fitted. Doors open onto terrace.

Kitchen: Comprises wall and base mounted units with matching storage drawers. Granite Rotherham worktops with lighting to remain. AEG appliances include, Induction hob, extractor fan, oven to remain. Tiled flooring with underfloor heating. Breakfast bar seating

Dining area: Dual aspect windows.

Externally the property has a delightful garden offering an array of planters and small summer house. Side area.

Council Tax Band: A

Local Authority: Tendring

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



