

FOR SALE

£335,000



5 New Pier Street, Walton on the Naze, Essex. CO14 8EB

- Six Bedrooms
- Spacious Rooms
- 9ft Ceiling & Original Features
- Double Glazing
- Terrace & Courtyard
- Dining Room
- No Chain
- Separate Lounge
- Utility Room
- Gas Central Heating
- Kitchen/ Breakfast
- Viewing Recommended



PROPERTY DESCRIPTION

Six Bedroom substantial Beach side town house, close to all amenities including the main railway station. The property has retained many of its early features with cornice and coving, pictures rails and beautiful 9ft ceilings. Accommodation is on three floors and feels balanced with good sized rooms, storage and on the upper floor access to a rear elevation terrace. Additional benefits are a court yard garden outside space. This property offers No Chain and a range of family uses, the condition is good and a viewing is essential.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Tiled storm porch with half glazed entrance door to Reception hall.

ENTRANCE HALL

An impressive hallway with doors to Lounge, Dining room, Kitchen/Breakfast room, Cloakroom and storage cupboards. The hall has a welcome feel with 9ft ceiling, coving and main staircase with original décor.

LOUNGE

13' 0" x 12' 0" Plus bay window (3.96m x 3.66m) Double glazed bay window to front aspect, fireplace with tiled surround, light spacious room.

DINING ROOM

11' 7" x 10' 10" (3.53m x 3.30m) Double glazed window to rear aspect, spacious room with picture rails.

CLOAKROOM

Comprising low level WC and wash hand basin. Double glazed window to side aspect, tiled walls.

KITCHEN/BREAKFAST ROOM

12' 3" x 10' 2" (3.73m x 3.10m) Range of base and matching eye level units, work surface inset sink and drainer. Fitted oven and hob, ample space for breakfast table. Double glazed window to rear aspect, double glazed door onto Courtyard, gas heating boiler. Door to Laundry.

LAUNDRY ROOM

5' 0" x 3' 0" (1.52m x 0.91m) A small space that works well with stacked appliances, tiling and radiator.

FIRST FLOOR

LANDING

Stairs rise to mid landing doors to Bedroom and shower room, three steps further further rise to two other bedrooms including Master Bedroom.

MASTER BEDROOM

16' 7" x 12' 0" Plus Bay (5.05m x 3.66m) Double glazed bay window, a beautiful room, very bright and light, double glazing, radiator.

BEDROOM TWO

11' 7" x 11' 1" (3.53m x 3.38m) Double glazed window to rear aspect, built in cupboard, radiator.

BEDROOM THREE

12' 5" x 10' 5" (3.78m x 3.17m) Double glazed window to rear aspect, radiator.

SHOWER ROOM

Comprising low level WC, pedestal sink and shower cubicle. Double glazed window to side aspect, coving, heated towel rail.

SECOND FLOOR

LANDING

Door leading out onto terrace outside space, further three steps up to main landing

BEDROOM FOUR

11' 2" x 10' 11" (3.40m x 3.33m) Double glazed window to rear aspect, built in cupboard, radiator.

BEDROOM FIVE

11' 5" x 8' 7" (3.48m x 2.62m) Double glazed window to front aspect, radiator.

BEDROOM SIX

8' 6" x 8' 7" (2.59m x 2.62m) Double glazed window to front aspect, currently being used as a office, radiator.

EXTERIOR

TO THE FRONT

Path to front and gate, small garden area.

TO THE REAR

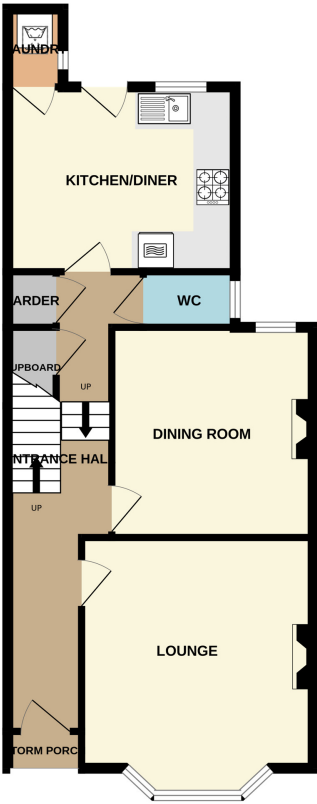
Courtyard garden.



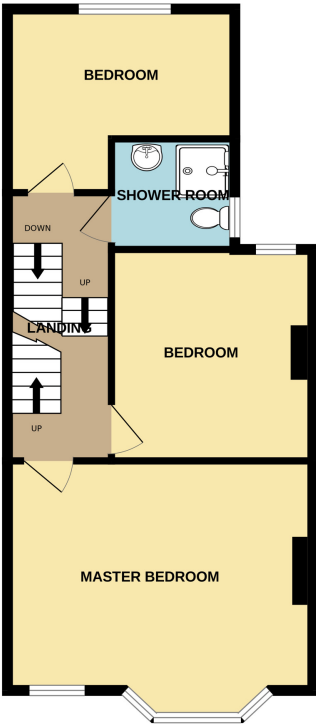
FLOORPLAN & EPC



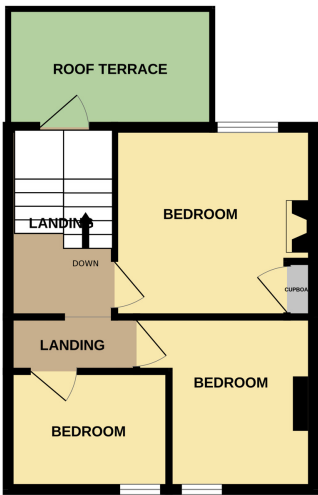
GROUND FLOOR



1ST FLOOR

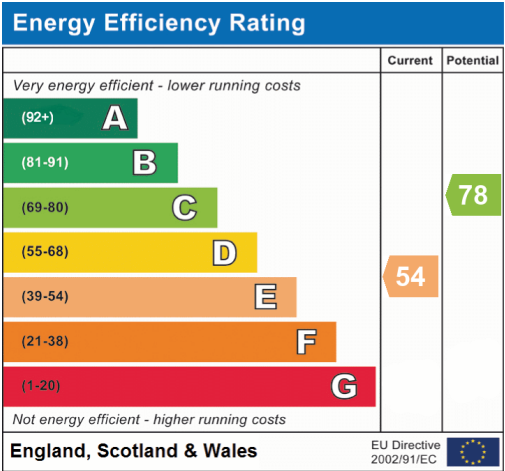


2ND FLOOR



NEW PIER STREET

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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