



- Unique Opportunity
- Prime Location
- Sea Views
- Generous Garden
- Garage In Block
- Rarely Available
- Plenty Of Potential
- Chain Free

3 Eastcliffe, Green Lane, Walton on the Naze, Essex. CO14 8HA.

An incredibly rare and wonderful opportunity to purchase this charming coastal property in need of some cosmetic updating but offering superb potential to reconfigure and extend subject to any required planning permissions. Situated in an idyllic position with some incredible panoramic sea views over the rooftops of beach huts beyond the extensive garden this home currently offers three bedrooms, bathroom, living room, kitchen/diner, ground floor cloakroom, garage in block and no onward chain. Please call for further details and to book your viewing slot.



Property Details.

Ground Floor

Entrance Hall

With storage cupboard, and doors leading to.

Cloakroom

Window to front, WC, wash hand basin.

Kitchen/Diner



12' 3" x 10' 1" (3.73m x 3.07m) Window to front, radiator, tiled floor, fitted dining table with storage under, a range of fitted units and drawers with worktops over, inset sink, spaces for washing machine, oven and fridge/freezer, matching eye level units, tiled splashbacks.

Living Room



22' 9" x 13' 8" (6.93m x 4.17m) Bow bay window to rear, French doors to rear garden, brick built fireplace, stairs to first floor and radiators.

First Floor

Landing

With doors leading to.

Bedroom



16' 5" x 11' 5" (5.00m x 3.48m) Window to rear with sea views, radiator, a range of fitted wardrobes.

Bedroom



12' 3" x 10' 0" (3.73m x 3.05m) Window to front, radiator.

Property Details.

Bedroom



10' 7" x 9' 6" (3.23m x 2.90m) Window to rear with sea views, radiator.

Wet Room



Window to front, close couple WC, wall hung wash hand basin, fitted shower with soak away, radiator, tiled walls.

Outside

Rear Garden



A very generous and glorious garden leading down to the sea, with fencing and hedging, various shrubs and plants, garden pond, patio area and twin gates offering access.

Garage



Adjacent to the property and accessed via a separate driveway with up and over door.

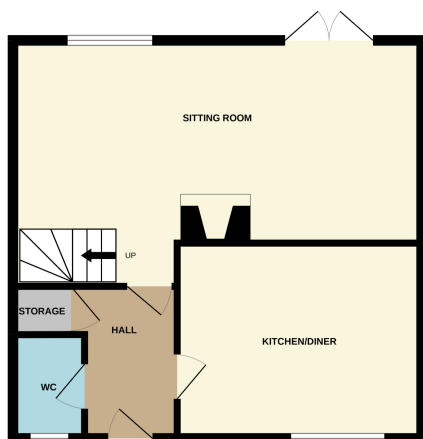
Agents Note

We are advised by the vendor there is a herbicidal weed plan in place on this property.

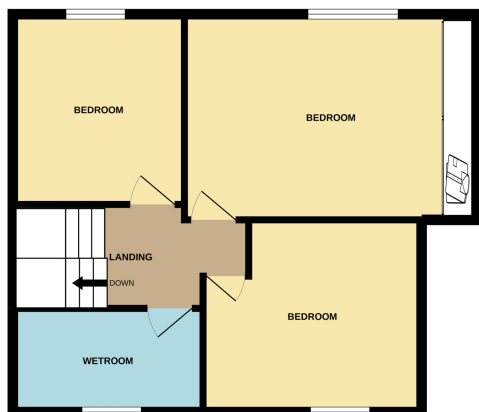
Property Details.

Floorplans

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



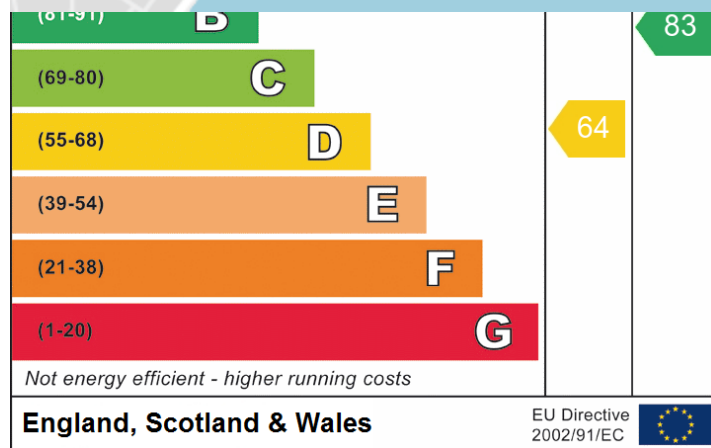
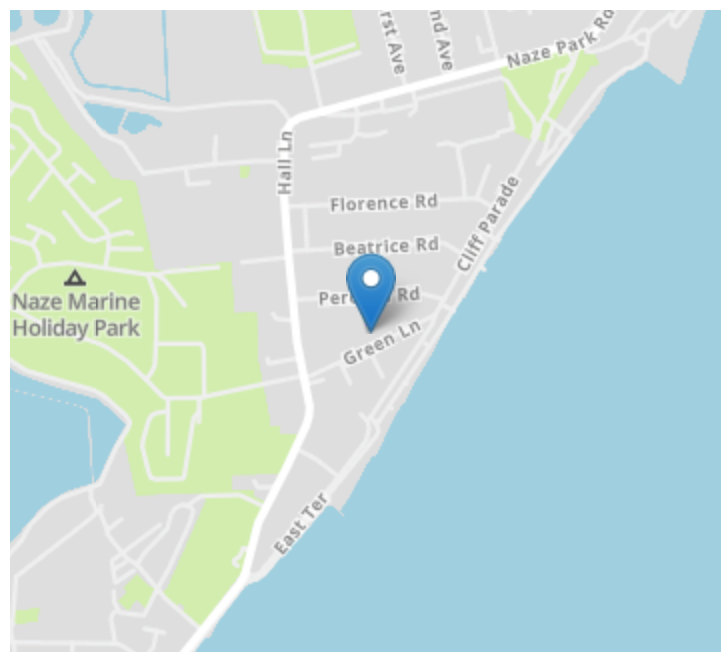
1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.2 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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Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.