



40B The Parade
Walton-on-the-Naze CO14 8AS
£139,995



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****SEA VIEWS**** Situated along the parade in Walton On The Naze is this deceptively spacious, two bedroom first floor split level maisonette. The property benefits from sea views, study and plenty of storage. Call now to view.

- Two Bedroom
- Gas Central Heating
- Shower Room
- Study
- Sea Views

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



DETAILS OF APPROXIMATE ONLY ROOM SIZES

Entrance door leading to stair flight to first floor door to

KITCHEN: 12' x 9'4 (3.66m x 2.84m) One and a half bowl sink unit with mixer tap set in roll edge work surface, matching eye and base level units, integrated electric oven with inset gas hob, extractor over, integrate individual fridge and freezer, space for other appliances, coved and textured ceiling, wall mounted combi boiler, glazed window to front.

BEDROOM TWO: 8'11 x 6'10 max (2.72m x 2.08m max) Radiator, window to side, skimmed ceiling.

LOUNGE: 18' into bay x 10'10 (5.49m into bay x 3.3m) Feature fireplace with electric fire, bay window to side with sea view.

STUDY: 8'6 x 6'9 (2.59m x 2.06m) Radiator, skimmed ceiling, stairs to second floor.

SHOWER ROOM: Three piece suite comprising low level w.c, pedestal wash hand basin, double shower cubicle with shower, fully tiled walls, window to rear.

SECOND FLOOR

LANDING: Skylight window, roll edge work surface with cupboards beneath for storage.

BEDROOM ONE: 17'6 into bay x 12'10 (5.33m into bay x 3.91m) Radiator, built in wardrobes, window to rear, bay window to side with sea view.



Consumer Protection from Unfair Trading Regulations 2008.

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