

## Naze Marine

Hall Lane Walton-On-The-Naze CO14 8HL

**£34,995**



### **Two Bedroom Static Bungalow**

Two Bedrooms | Only 2 years old! | Quality Modern finish  
En-Suite to Master | Gas central heating | Bi-folding Doors | Close to the Sea Wall  
On-site Heated Swimming Pool & Entertainment Complex

Situated in the desirable Naze Marine Park, in a quiet pocket close to the sea wall is this 2 year old static bungalow with 12 MONTHS OCCUPANCY. This has all mod-cons and viewing is highly recommended. Please call FRONT on 01255 440 440 to arrange a site tour from this private seller.

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#### APPROACH

Situated in a prime, quiet corner of the Park, yet close to the Sea Wall and Entertainment Complex is this 38ft x 12ft Swift Auvergne static bungalow. Steps leading to:

#### OPEN PLAN LIVING AREA

Passing through uPVC French Doors, you enter into an open plan living area comprising the modern kitchen/Diner and Lounge.

#### KITCHEN/DINER

A mixture of wall and floor mounted units and drawers, all soft closing. Double gas cooker with 4 ring gas hob and extract hood over. Plenty of storage cupboards, one of which houses the boiler and alarm panel. Stainless Steel single drain sink. Skylight. Radiator. Double glazed window to side. Door leads to inner hallway.

#### LOUNGE

Fully furnished including a corner sofa and pull out double bed, coffee table, wall mounted fire, window blinds and curtains and some soft furnishings. Radiator. Two uPVC Bi-folding Doors.

#### BEDROOM ONE 11' 10" x 11' 5" (3.627m x 3.489m)

Impressive sized double bedroom with en-suite W.C. Fully fitted wardrobe suite comprising a double wardrobe and drawers, a further single wardrobe & vanity table, over-bed storage cupboards, bedside table and under-bed storage. Double glazed window to rear aspect. Radiator. Door leading to:

#### EN-SUITE

Consists of a white low level W.C and hand wash basin. Double glazed window to side aspect.

#### BEDROOM TWO

2 x single beds. Fitted wardrobe and over-bed storage. Radiator. Double glazed window to side aspect.

#### SHOWER ROOM

Double Shower Cubicle with shower and shelving. White low level W.C and hand wash basin. Radiator. Mirrored wall mounted cabinet. Double glazed window to side aspect.





**Disclaimer: No guarantees can be offered for accuracy of measurements, working order of any stated items or the items to be left in the property. Floor plans are not to scale and are for guidance purposes only. We would ask that any purchaser make their own enquiries with regards to these points prior to exchange of contracts.**