



LAMB & CO

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Inspired by property, driven by passion.



## SEAVIEW HEIGHTS, WALTON ON THE NAZE, CO14 8ET

PRICE £245,000

Located in the sought-after coastal town of Walton, this beautifully presented two bedroom maisonette offers spectacular sea views and an enviable lifestyle by the water. Situated just moments from the seafront, this spacious and light-filled property is perfect for first-time buyers, downsizers, or investors looking for a prime location with excellent amenities.

- Two Bedrooms
- Chain Free
- Purpose Built Maisonette
- Recently Renovated
- Balance of 999 Year Lease
- Allocated Parking
- Sea Views
- EPC C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## LANDING

## KITCHEN/DINING ROOM

13'7" x 11'0" (4.14m x 3.35m )



## LOUNGE

13'0" x 10'8" (3.96m x 3.25m )



## BEDROOM ONE

12'0" x 9'6" (3.66m x 2.90m )



## SHOWER ROOM

8'0" x 5'6" (2.44m x 1.68m )



## BEDROOM TWO

11'5" x 8'4" (3.48m x 2.54m )





## OUTSIDE

Allocated parking space and several visitor spaces.  
Well maintained communal gardens.

## Leasehold Information

Lease Term Remaining: 963 years  
Ground Rent: £0  
Ground Rent Review Period: N/A  
Service Charge: £550 PA

## Material Information

Council Tax Band: C  
Heating: Gas  
Services: Mains water and electric  
Broadband: Ultrafast  
Mobile Coverage: EE - 81%, Three - 77%, O2 - 76%  
& Vodafone - 80%  
Construction: Conventional  
Restrictions: No pets or Holiday lets  
Rights & Easements: N/A  
Flood Risk: Surface water: Very low - Rivers & sea: Very low  
Additional Charges: See leasehold information  
Seller's Position: No onward chain  
Garden Facing: N/A

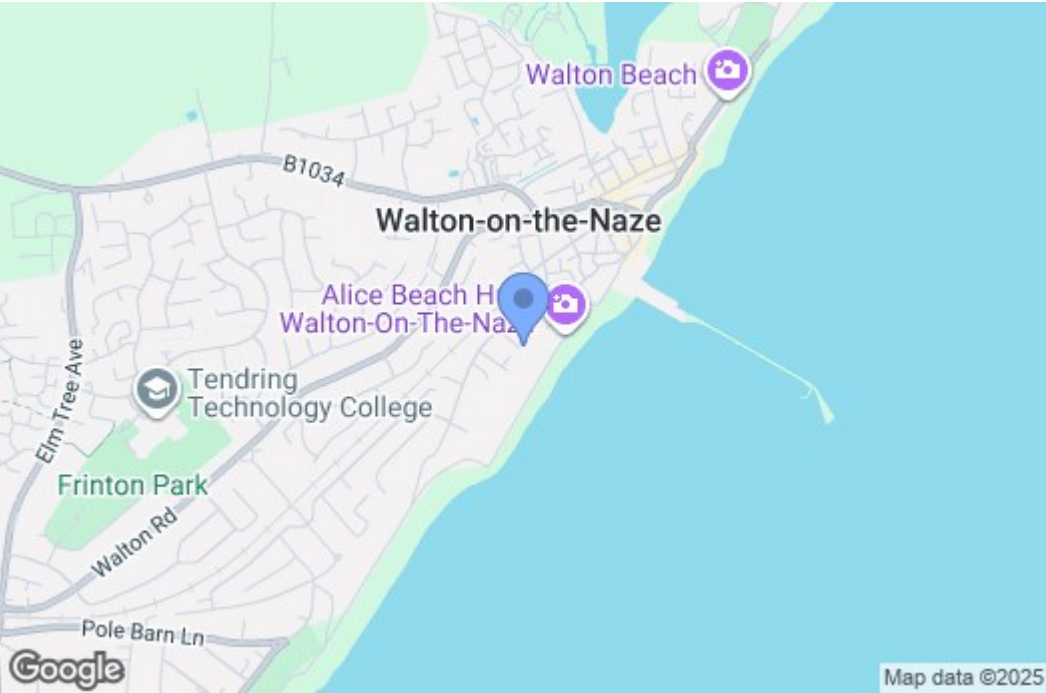
## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

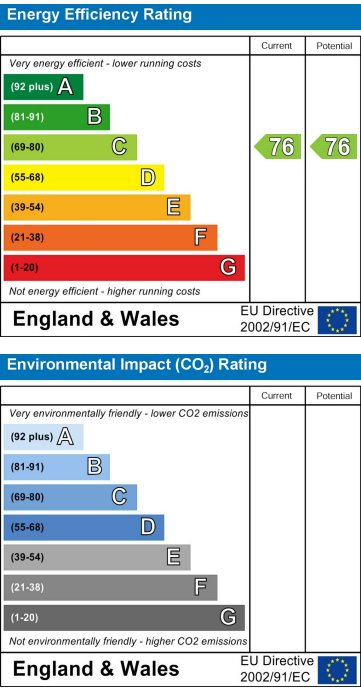
## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

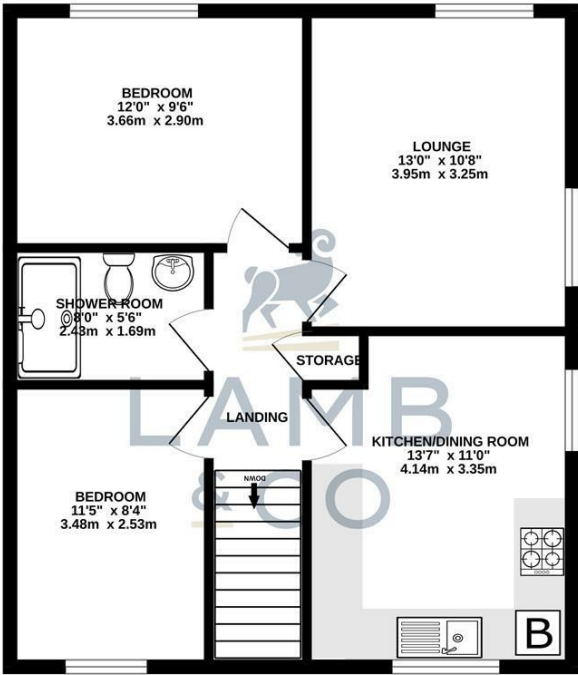
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 604 sq ft. (56.1 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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