



LAMB & CO

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Inspired by property, driven by passion.



SEAVIEW HEIGHTS, WALTON ON THE NAZE, CO14 8ET

£1,200 PCM

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 tenants looking for a prime location with excellent amenities.

- Two Bedrooms
- Available immediately
- Purpose Built Maisonette
- Recently Renovated
- Allocated Parking
- Council Tax C
- Sea Views
- EPCC

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.

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%

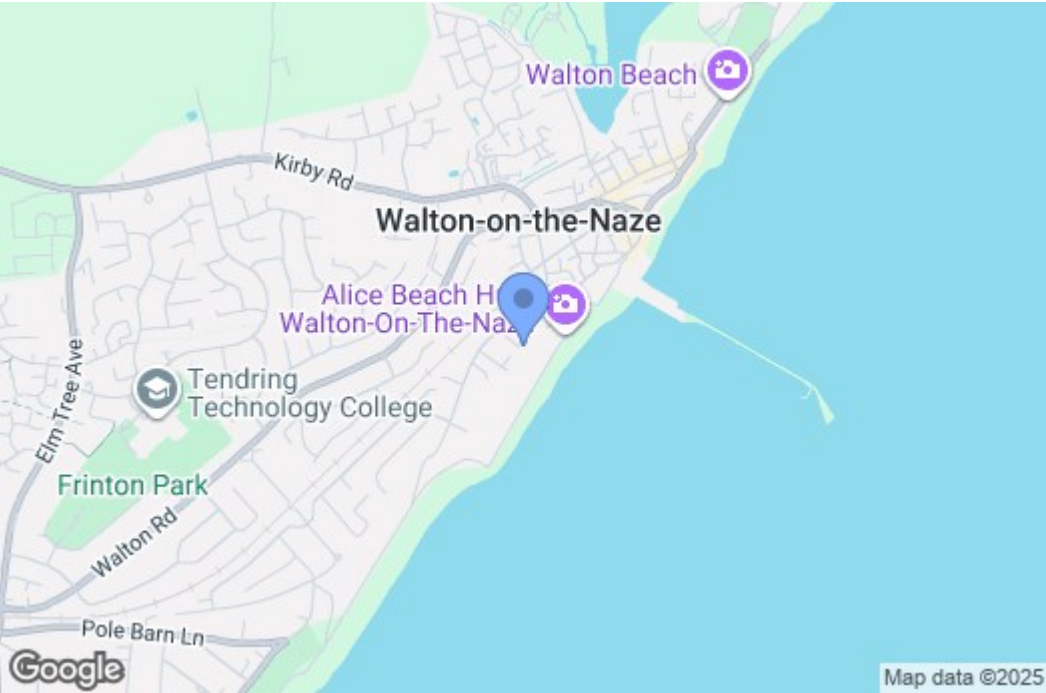
Restrictions: No pets or Holiday lets

Agents Note Lettings

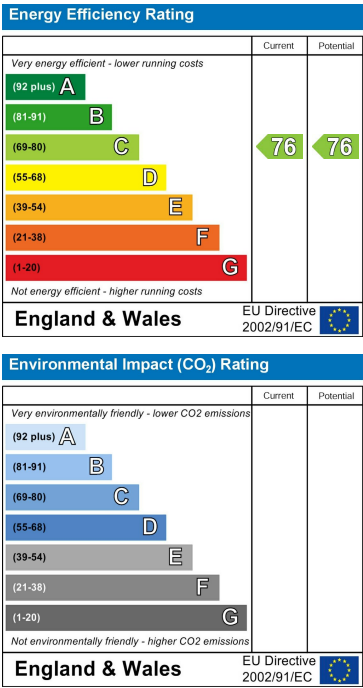
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



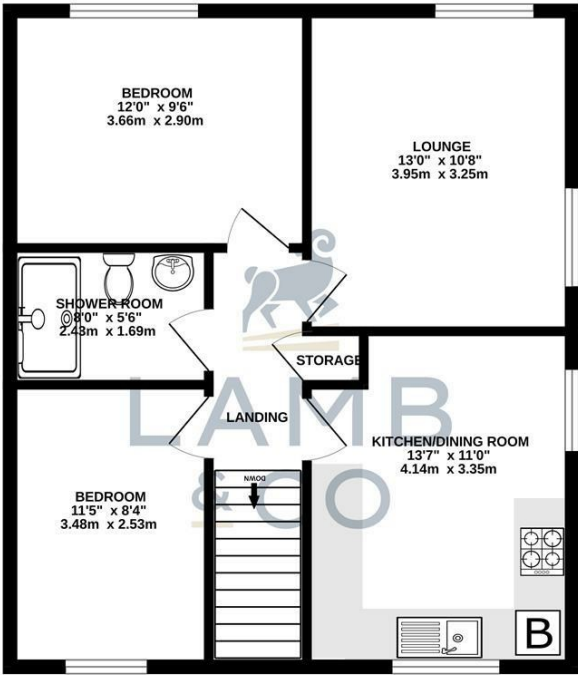
Map



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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