



EH

EXQUISITE
HOME

EXCLUSIVE COASTAL RETREAT

Nestled in one of Walton-on-the-Naze's most sought-after locations, this elegant coastal home enjoys direct access to sandy beaches, breathtaking sea views, and a private, tranquil garden. Perfectly positioned for seaside living, it offers the rare combination of coastal charm, modern comfort, and lifestyle convenience. The property is within walking distance of the pier, Naze Tower, independent shops, restaurants, cafés, pubs, and scenic coastal walks.





Built in the 1980s and thoughtfully updated over the years, this substantial brick-built home offers impressive and versatile living space in one of Walton-on-the-Naze's most sought-after seafront positions. With direct access to the beach, breathtaking sea views, solar panels providing a valuable income stream, and flexible accommodation, this property presents a rare opportunity to embrace the very best of luxury coastal living.

The property is approached via a welcoming entrance porch with porcelain tiled flooring, leading into a light and airy hallway with parquet flooring. To the front, a bright sitting room with feature fireplace offers an elegant yet cosy retreat, while a study/playroom with Amtico flooring provides a quiet and versatile space. To the rear, a conservatory with air conditioning and radiators allows year-round enjoyment of the coastal views.

At the heart of the home lies a stunning kitchen/dining room, finished with high-gloss cabinetry, quartz worktops, porcelain tiled flooring, and a central island. This stylish space is fully equipped with neff ovens and warming drawer, induction hob with rising extractor, wine chiller, integral full-length fridge and freezer, dishwasher, washer/dryer, and a Quooker tap delivering instant boiling and filtered water. The ground floor is completed by a modern, fully tiled shower room with heated towel rail. A standout feature is the internal lift, providing effortless access from the ground floor to the first-floor landing, making the property ideal for multigenerational living or anyone seeking convenient, level access between floors.

On the first floor, the principal bedroom suite is a true highlight, opening onto a private balcony with composite decking and uninterrupted sea views. A sleek en-suite shower room adds comfort and style. A second double bedroom, set to the rear with enlarged windows, also enjoys stunning sea views and could equally serve as a first-floor reception room. Two further bedrooms and a family bathroom provide excellent accommodation for family or guests. Uniquely, an inner landing with concealed kitchenette offers additional convenience, particularly for multi-generational living.





“The ground floor offers a harmonious blend of elegant and versatile living spaces...”



LOCATION

Externally, the private rear garden is a peaceful sanctuary, measuring approximately 40ft x 25ft and not directly overlooked, with a rear gate opening to a footpath leading straight to the beach. A recently serviced hot tub invites relaxation with the sound of the sea as your backdrop. Off-road parking accommodates up to three vehicles, and a double garage with power and lighting (currently used as a gym) offers further flexibility. Sustainability and convenience are enhanced by twelve solar panels with a transferable feed-in tariff agreement as well as a fitted alarm system and CCTV.

Walton-on-the-Naze provides a wealth of amenities, from restaurants and pubs to shops, a medical centre, and cultural landmarks such as Naze Tower. Outdoor enthusiasts will enjoy coastal walks, the Naze Nature Reserve, and green spaces including Bath House Meadow and Memorial Gardens. Walton-on-the-Naze station is 1.2 miles away, offering direct links to Colchester (35 minutes) and London Liverpool Street (approx. 90 minutes). Excellent local schooling and nearby towns including Frinton and Clacton add to the property's appeal.

This home offers far more than just space, it is a gateway to a superb luxurious coastal lifestyle. With its direct beach access, exceptional sea views, generous accommodation, and contemporary features, it represents a truly rare opportunity to embrace the very best of Walton-on-the-Naze living.



KEY INFORMATION

LOCAL SCHOOLS:

- Walton on the Naze Primary School, 0.74 Miles, Rated Good
- Hamford Primary Academy, 1.9 Miles, Rated Good
- Frinton-on-Sea Primary School, 2.53 Miles, Rated Good
- St Philomena's School, Independent School, 2.33 Miles. (Boys and Girls aged 4-11)
- Tending Technology College 1.88 Miles, Rated Good

LOCAL AUTHORITY:

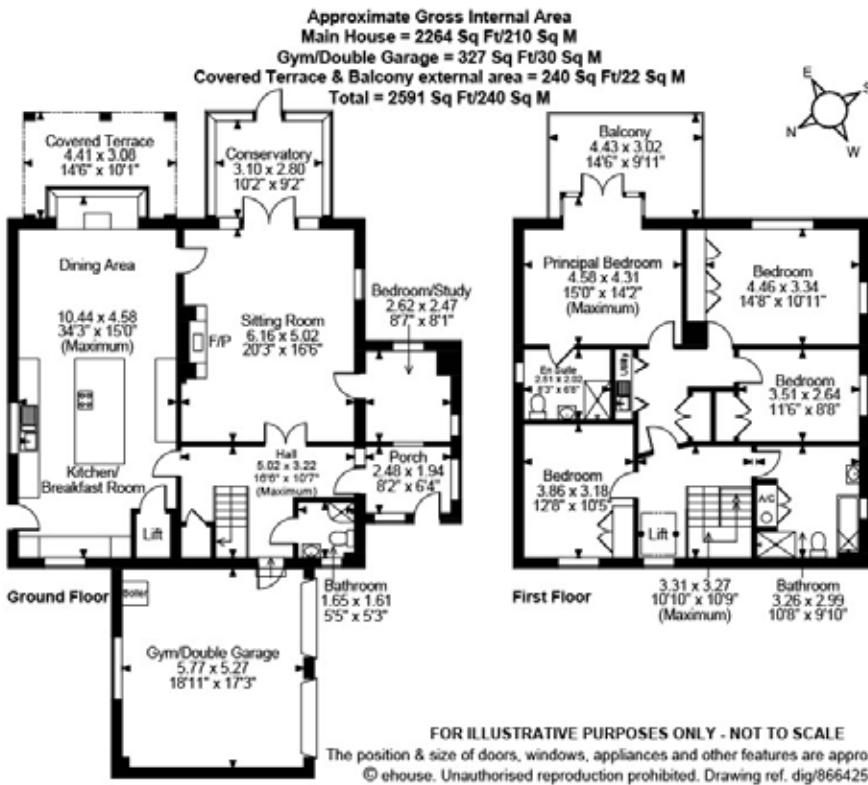
Tending District Council
Council Tax Band F

TENURE:

Freehold

SERVICES:

Heating Types: Gas Central Heating
Electricity: Mains
Water: Mains
Drainage: Mains



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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