

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
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**Sheen's**  
The Action Agents



## Southcliff Parade Walton-on-the-Naze, CO14 8EJ

**\*\* RARE OPPORTUNITY - STUNNING SEA VIEWS\*\*** Located directly on the seafront with uninterrupted sea views, in a quiet secluded position, Sheens Estate Agents have the pleasure in offering for sale this 1930's THREE BEDROOM SEMI-DETACHED HOUSE. The property boasts spacious accommodation throughout with high ceilings, lounge and separate dining room, 15' kitchen/breakfast room, ground floor cloakroom, ample off street parking and garage. Being located directly on Walton's seafront, the property is conveniently situated within a quarter miles of the town centre and mainline railway station and within two miles of Frinton's town centre and shopping amenities. An internal inspection is highly recommended to fully appreciate the location and accommodation on offer.

- **Three Bedrooms**
- **Two Reception Rooms**
- **Ground Floor Cloakroom**
- **Quiet Seafront Location**
- **15'4" x 10'5" Kitchen/Breakfast Room**
- **45' Front Garden With Direct Access To Seafront**
- **Garage & Parking**
- **Stunning Uninterrupted Sea Views**
- **EPC Rating TBC / Council Tax Band C**



**Price £415,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured entrance door leading to:-

### Entrance Porch

Tiled flooring. Double glazed window to front. Obscured door giving access to:-



### Hallway

Stair flight to first floor. Exposed wooden flooring. Radiator. Door to:



### Lounge

15'3" x 11'8"

Fireplace with electric fire under. Exposed wooden flooring. Two radiators. Double glazed bay window to front offering direct sea views.



## Dining Room

15'2" x 12'

Radiator. Window to front. Double glazed window to rear.



## Kitchen/Breakfast Room

15'4" x 10'5"

Fitted with a range of modern matching fronted units. Rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Fitted four ring gas hob with built in oven under. Plumbing for washing machine. Part tiled walls. Radiator. Floor standing boiler providing heat and hot water throughout. Window to side. Two windows to rear. Hardwood door giving access to rear.



## Cloakroom

Suite comprises low level w/c. Wash hand basin with tiled splashbacks. Tiled flooring. Obscured window to side.



### First Floor Landing

Double glazed window to side. Loft access (part boarded). Built in storage cupboard. Radiator. Doors to all rooms. Door to:-



### Master Bedroom

15'3" x 10'3"

Built in wardrobes with over head storage. Tiled fireplace. Radiator. Double glazed window to front with direct sea views.





## Bedroom 2

15'2" x 11'1"

Fireplace. Fitted storage cupboard. Radiator. Double glazed window to rear. Double glazed window to front with direct sea views.



## Bedroom 3

11'5" x 8'2"

Radiator. Double glazed window to rear. Double glazed window to side with partial sea views.



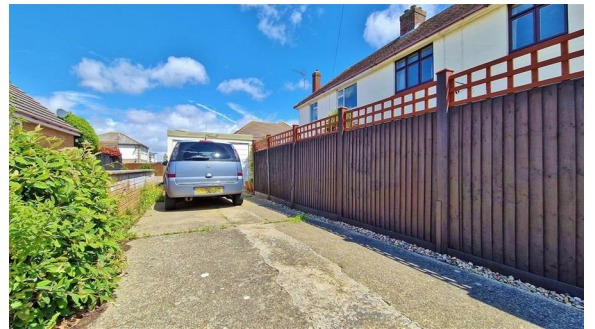
## Bathroom

Suite comprises low level w/c. Pedestal wash hand basin. Panelled bath. Part tiled walls. Built in airing cupboard housing hot water cylinder. Radiator. Obscured window to side.



### Outside- Rear

Courtyard style rear garden. Beds stocking shrubs and bushes. Private access door to garage. Gate giving access to hardstanding off street parking for three vehicles leading to garage with an up and over door. Access to front via side.





Outside - Front

45'

Majority laid to lawn. Patio seating area. Array of flowers, shrubs and bushes. Picket fence with gate giving access to the seafront.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: The current owner has informed us the property had been underpinned in the 1980's as a precautionary measure. Please speak to the agent for further details.

## JAF/06.24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





GROUND FLOOR

1ST FLOOR



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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## Selling properties... not promises

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