

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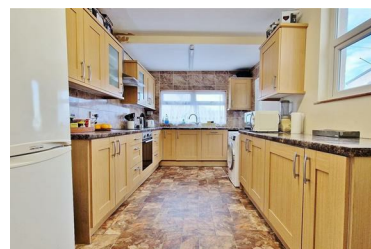
Sheen's
The Action Agents



Crescent Road Walton-on-the-Naze, CO14 8EQ

Situated in the popular coastal town of Walton-on-the-Naze offering stunning sea views is this character FIVE BEDROOM, THREE STOREY, MID TERRACED TOWN HOUSE. The property is in need of modernisation, offers sea views from all three floors and boasts spacious accommodation with a 27'09" x 12' lounge/diner, a 17'2" kitchen and courtyard style rear garden with two off street parking spaces. The property is conveniently located within a stones throw of the seafront and is within a quarter of a mile of shopping amenities in Walton's town centre and the mainline railway station. An early viewing is highly recommended to fully appreciate the accommodation on offer.

- **Five Bedrooms**
- **Modernisation Required**
- **Stunning Sea Views**
- **27'09" Lounge/Diner**
- **17'2" x 8'8" Kitchen**
- **Off Street Parking**
- **Gas Central Heating**
- **Sought After Coastal Town Location**
- **EPC Rating D / Council Tax Band C**



Price £310,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

Hallway

Built in under stairs storage cupboard. Stair flight to first floor.
Radiator. Door to:-



Lounge/Diner

27'09" max x 12' max

Two fireplaces. Radiator and skirting heater. Sealed unit double glazed window to rear. Sealed unit double glazed bay window to front with sea views.



Kitchen

17'2" x 8'8"

Fitted with a range of matching beech coloured fronted units. Marble effect rolled edge worksurfaces. Inset four ring electric hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Radiator. Sealed unit double glazed window to side and rear aspect. Obscured sealed unit double glazed door giving access to rear.



First Floor Landing

Built in airing cupboard. Stair flight to second floor. Door to:-



Bedroom 1

14'9" x 14'

Fitted wardrobes to one wall. Wood flooring. Radiator. Sealed unit double glazed bay window to front with sea views. Sealed unit double glazed window to front with sea views.



Bedroom 2

12'9" x 12'

Cast iron fireplace with ornamental mantle. Radiator. Sealed unit double glazed window to rear.



Wet Room

White suite comprises low level w/c. Pedestal wash hand basin. Wall mounted electric shower with fitted seat and soak away. Part tiled walls. Wall mounted boiler providing heat and hot water throughout. Obscured sealed unit double glazed window to rear.



Separate W/C

Low level w/c. Radiator. Window to side.

Second Floor Landing

Loft access. Sealed unit double glazed window to rear. Door to:-



Bedroom 3

13'8" x 12'

Fitted wardrobe. Cast iron fireplace with ornamental mantle. Sealed unit double glazed window to rear.



Bedroom 4

11'5" x 11'1"

Cast iron fireplace with ornamental mantle. Radiator. Sealed unit double glazed window to front with sea views.



Bedroom 5/Office

8'1" x 5'10"

Radiator. Sealed unit double glazed window to front with sea views.



Outside - Rear

Brick built storage. Part lawned area. Hardstanding area providing off street parking for two vehicles.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

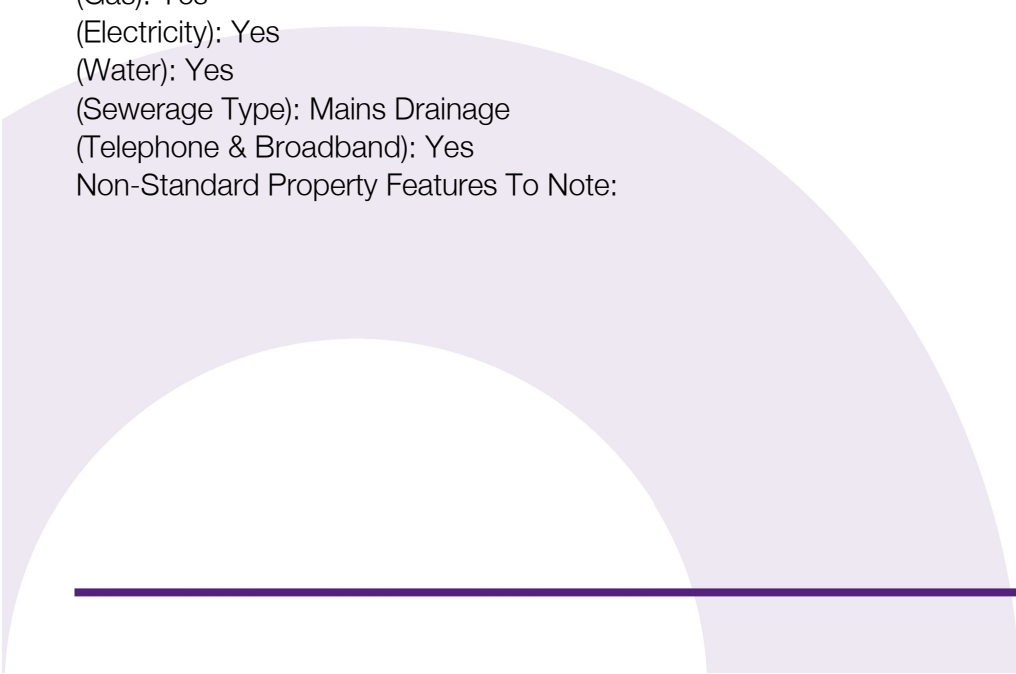
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:



JAF/10.24

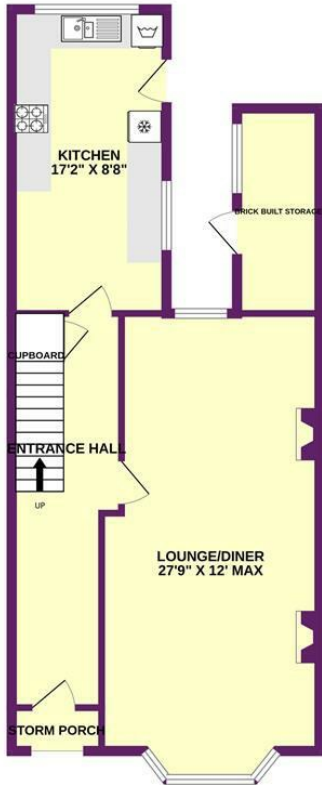
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated 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.



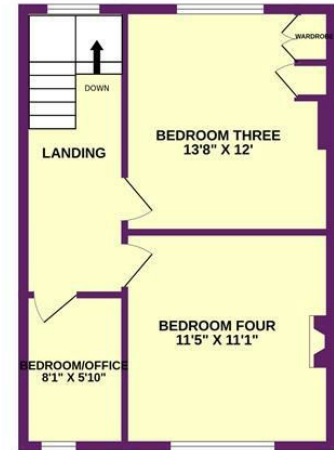
GROUND FLOOR



1ST FLOOR



2ND FLOOR



CRESCENT ROAD

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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