



## Southview Drive Walton On The Naze, CO14 8EP

\*\*\* PANORAMIC SEA VIEWS \*\*\* Being offered with NO ONWARD CHAIN offering beautiful surroundings and stunning DIRECT SEA VIEWS, Sheen's Estate Agents have the pleasure in bringing to market this TWO BEDROOM FIRST FLOOR FLAT. The property benefits from a private garden, garage in block and off road parking space. The property is also conveniently located in the sought after coastal town of Walton-on-the-Naze and is within a stones throw away from the SEAFRONT. The property is also within three hundred metres of Walton's mainline railway station and half a mile of Walton's town centre. It is in the valuer's opinion that an early viewing is strongly advised to fully appreciate the accommodation on offer.

- Two Bedrooms
- Stunning Panoramic Sea Views
- Beautifully Landscaped Gardens
- Garage & Off Road Parking
- Enclosed Balcony
- Sought After Location
- Ideal Holiday Home/Investment
- Private Garden
- No Onward Chain
- Council Tax Band - C / EPC Rating - TBC



**Price £260,000 Leasehold**



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## Southview Drive, Walton On The Naze, CO14 8EP

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Accommodation comprises with approximate room sizes:-

Communal door leading to:

### Communal Hall

Stair flight to first floor. Hardwood door leading to:



### Entrance Hall

Built in storage cupboard with integral shelving. Loft access. Spotlights. Doors to:



### Bedroom One

14'5" x 10'8"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



### Bedroom Two

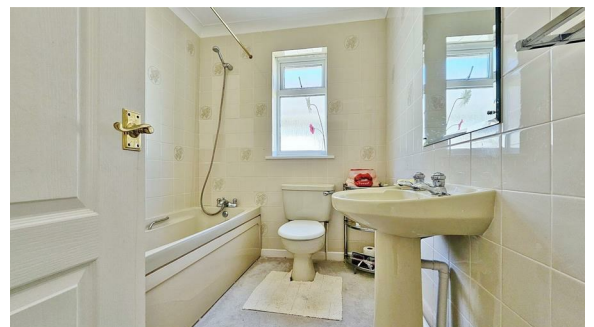
14'4" x 6'11"

Radiator. Sealed unit double glazed window to rear.



### Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Spotlights. Obscured sealed unit double glazed window to side.



### Lounge

21'1" x 12'2" max

Wall mounted electric fire. Wall lights. Two radiators. Open access leading to enclosed balcony with sealed unit double glazed window to side with panoramic sea views. Sealed unit double glazed sliding patio door onto Juliette balcony offering stunning sea views.





### Kitchen/Diner

14'1" x 11'5"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level. Wall mounted combination boiler providing heating and hot water throughout. Plumbing for washing machine. Space for fridge and freezer. Part tiled walls. Glass display cupboards. Spotlights. Radiator. Sealed unit double glazed window to front offering stunning sea views.



### Outside

Communal gardens leading out onto seafront with stunning sea views. Off road parking space leading to garage with up and over door. Communal washing line area.



### Alternate Outside View



### Seller's Note

Seller has made us aware the flat comes with a private garden area with a storage shed to remain and laid to lawn.



### Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 999

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1250

Service charge review period (year/month):

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### JD/03.25

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.

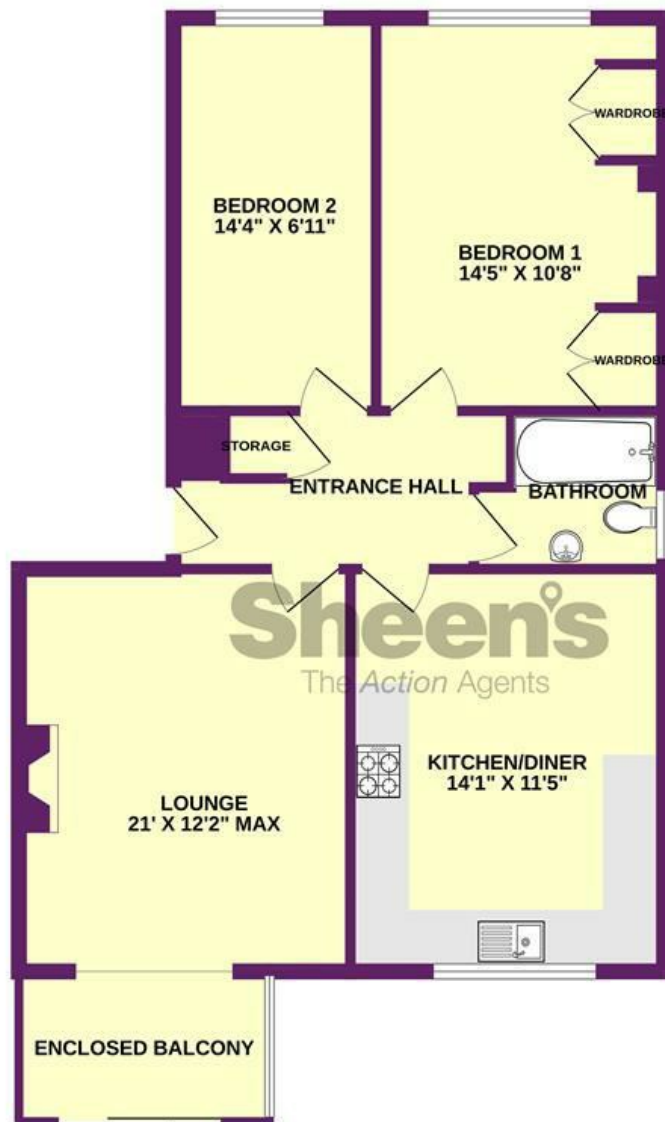
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients 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



SOUTHCLIFFE COURT

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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents