



Suffolk Street Walton On The Naze, CO14 8AR

*** DIRECT SEA VIEWS *** Conveniently nestled in the centre of the popular coastal town of Walton-on-the-Naze and boasting from character features throughout, Sheen's Estate Agents have the pleasure in bringing to market this THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from a ground floor cloakroom/utility, spacious living accommodation and off road parking for several vehicles. Suffolk Street is located within a stones throw of shopping amenities, Walton's stunning sandy beaches and within a short stroll from the Mainline Railway Station. It is in the valuer's opinion internal inspection is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- Period Property
- Direct Sea Views
- Off Street Parking
- First Floor Shower Room & En-Suite Bathroom
- Ground Floor Cloakroom/Utility
- Close to Amenities
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



Price £325,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

Porch

Sealed unit double glazed window to side. Original entrance door leading to:-

Hallway

Stair flight to first floor. Tiled flooring. Radiator. Archway leading to:-



Dining Room/Lounge

25'10" nar to 13' x 17' nar to 9'7"



Lounge Area

Brick built fireplace with log burner. Exposed wood flooring. Radiator. Sealed unit double glazed French style doors to front with sea views.



Dining Area

Built in storage cupboards. Exposed wood flooring. Original sash window to kitchen. Radiator. Door to:-



Kitchen

18'1" x 10'

Fitted with a range of medium oak fronted units. Rolled edge worksurfaces. Inset one and a half bowl sink drainer unit. Glass display cupboards. Original Aga. Tiled flooring. Part tiled walls. Sealed unit double glazed window to side. Door leading to:-



Utility/Cloakroom

9' x 5'

Rolled edge worksurface. Inset stainless steel bowl sink drainer unit with pull out mono mixer tap. Low level w/c. Fitted shelving. Wall mounted boiler providing heat and hot water throughout. Plumbing for washing machine. Radiator. Obscured sealed unit double glazed window to side. Obscured window to store room.



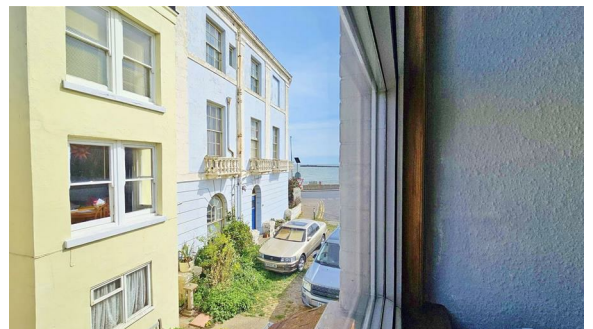
Store Room

7'10" x 6'2"

Fitted shelving. Sealed unit double glazed door giving access to rear.

First Floor Landing/Study

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



Bedroom 1

15'9" x 12'5"

Fitted shelving. Radiator. Triple glazed tilt and turn windows to front with stunning direct sea views.



Bedroom 2

10'9" x 9'4"

Exposed wood flooring. Built in wardrobe. Radiator. Sealed unit double glazed leadlight effect window to rear.



Bedroom 3

10' x 9'3"

Fitted shelving. Sealed unit double glazed Georgian style window to side. Open access to:-



En-Suite

White suite comprises low level w/c. Vanity wash hand basin. Panelled jacuzzi bath with shower attachment. Fully tiled walls. Heated towel rail. Loft access. Obscured sealed unit double glazed Georgian style window to rear.



Shower Room

Low level w/c. Vanity wash hand basin. Built in shower cubicle with wall mounted electric shower. Electric heated towel rail. Extractor fan.



Outside - Rear

Courtyard style rear garden space. Wooden storage shed. Further storage. Pathway leading to front.

Outside - Front

Raised wood decked area offering sea views. Double gates.



Material Information - Freehold Property

Tenure: Freehold

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: Solid Brick Construction

JAF/04.25

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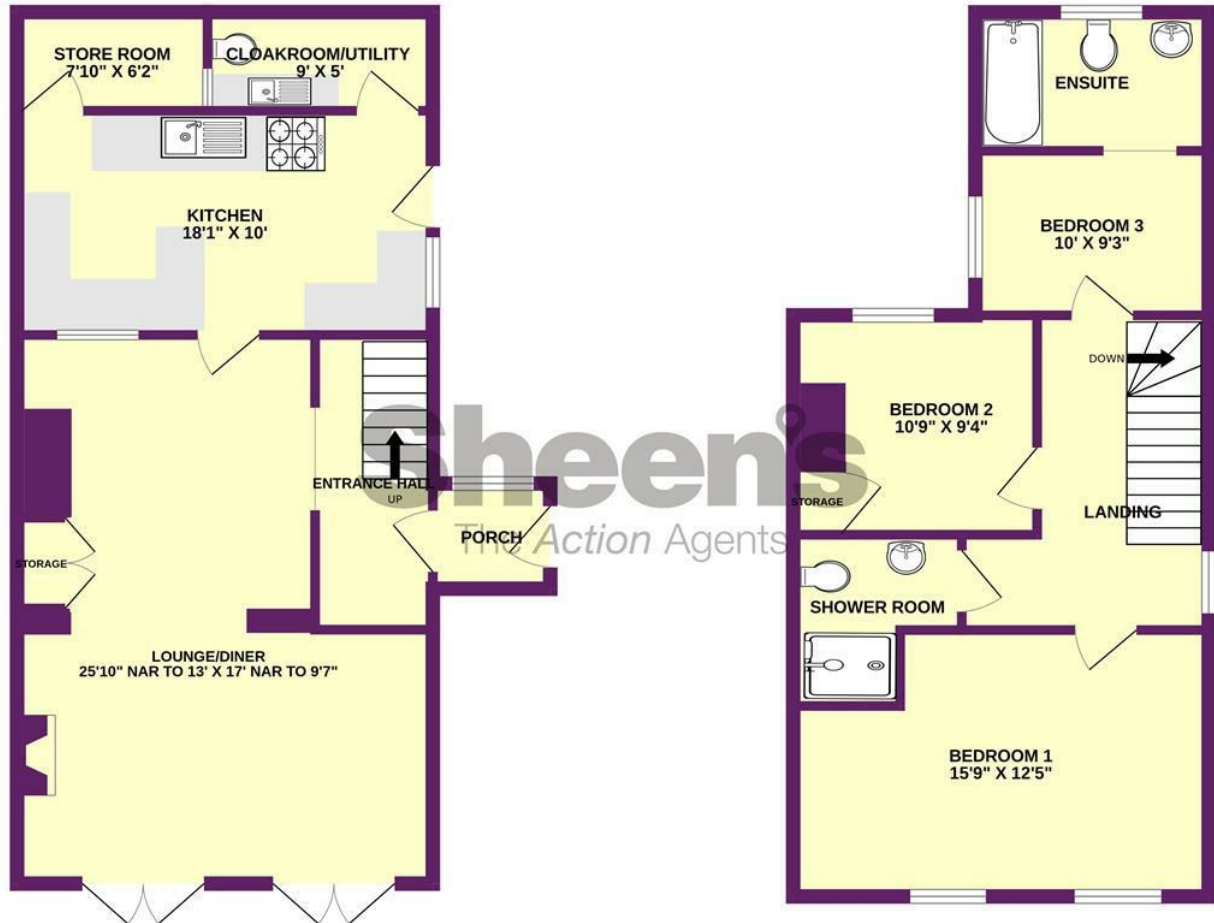
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients 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
598 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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Selling properties... not promises

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

