



Chamberlain Avenue Walton On The Naze, CO14 8TG

Situated in a quiet cul-de-sac position on the popular Frinton Homelands Development and having undergone a full programme of modernisation, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is conveniently located within half a mile of shopping amenities at Frinton's Triangle Shopping Centre and is within one and a quarter miles of Frinton's Town Centre, Seafront and Mainline Railway Station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 18'6" x 9'10" Lounge/Diner
- Newly Fitted Kitchen
- Newly Fitted Wet Room
- Fully Double Glazed
- Gas Central Heating
- Garage & Off Road Parking
- Popular 'Frinton Homelands' Development
- Council Tax Band - C
- EPC Rating - D



Price £275,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hall

Tiled flooring. Built in cupboard housing combination boiler. Radiator. Built in storage cupboard. Loft access. Obscured hardwood door leading to:



Hallway

Wood effect tiled flooring. Spotlights. Radiator. Doors to:

Lounge/Diner

18'6" x 9'10"

Wall mounted electric fire with feature mantle piece above. Radiator. Sealed unit double glazed French doors leading to rear garden.



Kitchen

9'5" x 8'8"

Fitted with a range of matching white fronted units. Wooden rolled edge work surfaces. Inset one and half stainless bowl sink and drainer unit. Inset four ring electric hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Part tiled walls. Wood effect tiled flooring. Integrated dishwasher and washing machine. Spotlights. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door to garden.



Bedroom One

11'8" x 9'10"

Built in wardrobes. Radiator. Sealed unit double glazed window to front.



Bedroom Two

9'5" x 8'7"

Radiator. Sealed unit double glazed window to front. Built in wardrobe.



Wet Room

White suite comprising of low level WC. Vanity wash hand basin with mixer tap and storage space under. Soak away with fitted shower screen and wall mounted shower attachment. Part tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Outside - Rear

Part paved area. Part shingled area. Remainder laid to lawn. Beds stocked with flowers and shrubs. Private access door to garage with power and light connected. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to gravel with shrubs.



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

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

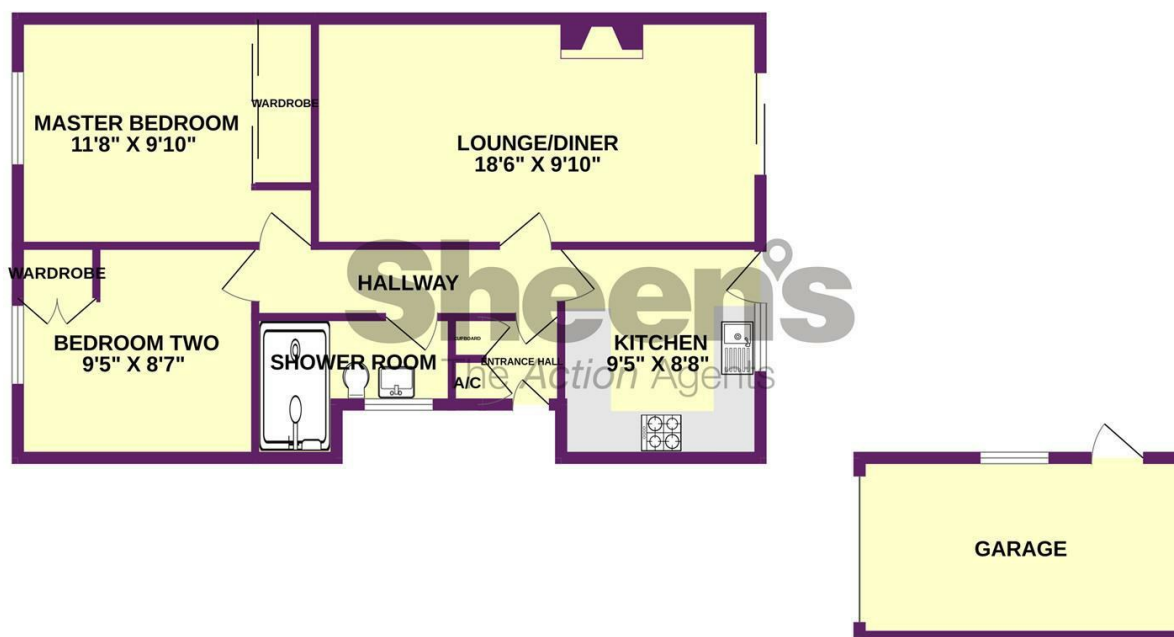
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



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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