



East Terrace | Walton-on-the-Naze | CO14 8PX



# SELLER INSIGHT

“ Built in 1836 by John Warner East Terrace comprises of seven houses with a coach house and stables at the rear. Number four is the property with the Stables and Coach House at the rear. The Stable is now used as the garage but still has the cobbled floor and hayloft as a reminder. The Coach House the kitchen and upper rooms. Many of these old houses have been developed into flats but No. 4 retains the original structure and history. The dining room with the smaller adjacent room where the servants would have plated up the meals. The lounge with its high ceiling and large windows allowing the light from the rising sun and the sea view is stunning. The basement area, now with a log burner where the old stove would have been and has the original brickwork. The worn granite step from what now is the utility room to the kitchen worn showing almost 200yrs of use. The views of the sunrise from the master bedroom are stunning as is the moon's reflection on the water from the lounge in the evening. As a landmark East Terrace can be seen on postcards dating back to the early 1900's and is a wonderful example of Georgian era. architecture rarely seen outside of major cities. With its high ceilings, wide hallways, grand staircase with a skylight allowing natural light at the top this is a very grand house allowing for modern living within Britains historical past.

Our home truly embraces its period charm and offers plenty of flexibility in its layout. Upstairs, you'll find six bedrooms over two floors with bathrooms on each and was used as a bed and breakfast by the previous owners. The master bedroom overlooks the sea and sleep comes easy listening to the waves. Three double rooms are kept as guest rooms for our children and grandkids whilst an office and library the other two. On the ground floor there's a spacious dining room and a snug with a formal entrance way showing the wonderfully crafted staircase. The kitchen and utility room allow access to the courtyard garden, garage and rear parking area. The basement is our entertaining and relaxing space with a log burner and a big comfy sofa.

We have made sure the house retains its timeless charm. We had the whole exterior painted, a block driveway installed. The log burner in the basement was fitted ensuring the house remains as cosy and inviting as ever.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# STEP INSIDE

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## OVERVIEW

Positioned in one of the Walton-on-the-Naze's most coveted frontline beach locations, this substantial six bedroom Grade II listed period home extends across four storeys, including a generous cellar, and offers approximately 3,000 sq.ft of elegant and versatile accommodation. With uninterrupted vistas across the beach and backwaters, this remarkable property blends timeless architectural character with exceptional coastal living.

## STEP INSIDE

Believed to date back around 180 years, the home showcases a wealth of original features throughout. High ceilings, sash windows, ornate fireplaces, traditional skirtings and architraves all contribute to the home's enduring charm, creating a sense of grandeur rarely found in seafront properties today.

### Ground Floor

A welcoming entrance porch leads into a spacious hallway with access to the cellar. The ground floor offers two beautifully proportioned reception rooms, a snug and dining room, each featuring period fireplaces and sash windows that frame views of the surrounding gardens. To the rear, a generous kitchen/breakfast room provides an inviting hub for family life, complete with a central granite island. A separate utility room and ground floor cloakroom complete this level.

### First Floor

The first floor presents an impressive formal lounge, where three sash windows open onto a balcony that captures sweeping sea views. Two further bedrooms, a family bathroom and an additional cloakroom offer flexibility for guests or multi generational living.

### Second Floor

The upper level continues the home's generous proportions, offering four additional bedrooms, each with its own character and outlook. A well appointed shower room serves this floor, while the principal bedroom enjoys commanding views from its twin sash windows.

### Lower Ground Floor

An impressive and highly distinctive cellar, currently arranged as a characterful bar and games room, with direct access to the rear garden. This quirky and unexpected space has been thoughtfully designed to evoke the atmosphere of a traditional 1960s–70s pub, creating a relaxed and inviting environment. Original exposed brickwork and a retained rear arch add notable charm and authenticity, while a log burner provides warmth and comfort during the winter months. The room comfortably accommodates a snooker table, making it an excellent space for entertaining or unwinding.



# STEP OUTSIDE

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## STEP OUTSIDE

The property enjoys both front and rear gardens, each designed for low maintenance coastal living. The walled front courtyard provides a charming approach, while the rear courtyard garden offers privacy and direct access to the large driveway and garage. Off road parking is plentiful-an exceptional advantage in such a prime seafront position. An external shower room adds practicality for beach days and waterside activities.

## LOCATION

Set along the picturesque coastline of Walton on the Naze, area offers a wonderfully relaxed seaside lifestyle, with sandy beaches, dramatic cliffs and the historic Naze headland creating a setting that feels special in every season. The shoreline, nature reserve and long coastal paths are all close at hand, while the town's cafés, shops, pier and local amenities bring everyday convenience within easy reach. Transport connections are excellent, with Walton on the Naze train station providing regular services to London and surrounding towns, and the A120 offering straightforward road links across Essex.

There is a wide choice of nearby schools, with both primary and secondary options available in the wider Tendring district, and additional amenities such as parks, green spaces, a leisure centre and a golf course enhancing the area's appeal. The community enjoys a friendly, coastal atmosphere, supported by local eateries, recreational facilities and the vibrant character of a traditional seaside town.

Approximate Gross Internal Area  
 Main House 3430 sq ft (319 sq m)  
 Garage 320 sq ft (30 sq m)  
 Total 3750 sq ft (348 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosgroup.co.uk



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