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

Sheen's
The *Action* Agents

East Terrace
Walton-on-the-Naze, CO14 8JX

An exceptional FOUR BEDROOM GRADE II LISTED TOWN HOUSE occupying a prominent seafront position within Walton-on-the-Naze's historic East Terrace, enjoying uninterrupted panoramic SEA VIEWS. Arranged over four levels, the beautifully presented accommodation combines period character with contemporary styling and includes an impressive first-floor lounge overlooking the sea, stylish kitchen/diner and a remarkable Tiki-themed basement entertainment area with BAR, GAMES ROOM and WINE CELLAR. Further benefits include a private rear garden and OFF-ROAD PARKING FOR TWO VEHICLES.

- Grade II Listed Seafront Home
- Four Bedrooms
- Uninterrupted Sea Views
- Basement Bar & Games Room
- Renovated Throughout
- Private Rear Garden
- Private Parking for Two
- No Onward Chain
- Council Tax Band D
- EPC Rating C

Price £600,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Solid entrance door with feature semi-circular window above:

Entrance Porch

Ornate coving, hardwood flooring and glazed double doors leading to:

Hallway

Ornate coving, hardwood flooring, designer radiator, stairs leading to first floor and bespoke hardwood spiral staircase leading to basement. Doors to:

Bedroom Four

12' x 8'2

Wooden semi-circular sash window to front aspect with fitted shutters and sea views, ornate coving, hardwood flooring and original style radiator.

Shower Room

Modern white suite comprising low level WC, vanity wash hand basin and walk-in shower with glazed screen. Tiled walls and flooring. Inset spotlights. Chrome heated towel rail. Under stairs storage cupboard.

Bedroom Three

Wooden sash window to rear. Fitted shutters. Ornate coving. Hardwood flooring. Original style radiator.

Utility Room

7'10 x 6'3

Glazed double doors to rear garden. Ornate coving. Range of matching wall and base units. Laminate work surfaces with inset sink and drainer. Tiled splashbacks. Space and plumbing for washing machine. Cupboard housing boiler (not tested). Hardwood flooring.

First Floor Landing

Open plan landing area. Ornate coving. Staircase leading to second floor. Hardwood flooring.

Lounge

14'8 x 12'

Two full height wooden sash windows to front enjoying uninterrupted sea views. Wrought iron Juliet balconies. Fitted shutters. Ornate coving. Hardwood flooring. Original style radiator.

Kitchen

14'8 x 10'4

Two wooden sash windows to rear aspect enjoying views over Bathhouse Meadow and towards the Backwaters. Modern fitted kitchen comprising matching base and eye level units. Marble effect work surfaces and matching splashbacks. Undermount stainless steel sink with mixer tap. Integrated oven and combination microwave/grill. Gas hob with extractor over. Two integrated under counter fridges. Built-in wine cooler. All appliances not tested. Plumbing and space for dishwasher. Feature display cabinets/pantry with custom built in TV. Bespoke fitted banquette seating. Versace feature wallpaper. Luxury vinyl flooring. Tall designer radiator. Ornate coving

Second Floor Landing

Double built in closet with hanging rail and a single built in linen closet with built in shelf. Loft hatch with drop down ladder leading to partly boarded loft area for storage.

Bedroom One

14'8 x 12'1

Two wooden sash windows to front enjoying stunning sea views. Fitted shutters. Ornate coving. Hardwood flooring. Original style radiator.

Bedroom Two

10' x 8'1

Wooden sash window to rear affording views across Bathhouse Meadow and distant views towards the Backwaters. Fitted window shutters. Ornate coving. Hardwood flooring. Original style radiator.

Bathroom

Modern period style white suite comprising low level W/C. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Versace tiled walls and flooring. Towel rail. Designer radiator. Ornate coving. Wooden sash window to rear.

Basement Level

The Basement has been fully renovated, plumbed and fitted with mains radiators and has a original safe room vault door with an additional door leading to the rear garden. It has been tastefully designed as a Tiki Bar & Games Room.

Games Room

Accessed via a bespoke hardwood spiral staircase. Tiki themed entertainment/games room. Feature bamboo style wall and ceiling panelling. Two concealed storage cupboards. Luxury vinyl flooring. Original style radiator. Access to wine cellar.

Bar

9'7 x 8'3

Former vault / safe room servicing the original East Terrace hotel. Tiki themed bar with bamboo style wall and ceiling panelling. Feature lighting. Fitted bar with stainless steel sink. Space for under counter fridge. Original style radiator.

Wine Cellar

Feature exposed brickwork. Hardwood panelled walls and ceiling. Fitted wine racking. Space for wine coolers.

Outside Front

Enclosed by a rendered wall. Steps leading to the entrance door with wrought iron railings. Artificial lawn providing ample space for outdoor seating and entertaining. Frontage forming part of the original Georgian terrace.

Outside Rear

approx. 42'

Enclosed rear garden. Paved patio area providing ample space for outdoor seating and entertaining. Artificial lawn for ease of maintenance.

Parking

There are two private parking spaces to the rear of the property, deeded and included within the sale.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band D; Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: Property is Grade II Listed which only relates to the exterior of the building and windows. The parking spaces are on a separate title which is included with the sale.

Agents Note - Restrictive Covenants & Easements

Please note we believe there are restrictive covenants on the title of the property. Covenants explicitly prohibit using the property as a public house, wine bar, or Class A3 use. The title includes provisions regarding boundary structures and rights to light and air. These should always be looked at by your legal representative who can advise you further

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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer -

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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