

# SUNNY POINT, WALTON ON THE NAZE, ESSEX, CO14 8LD

Price

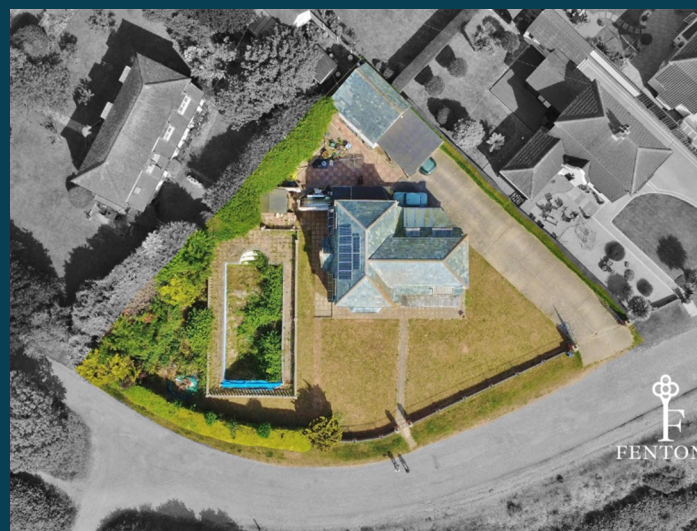
£1,150,000

FREEHOLD

- Four Bedrooms
- Direct Sea Views
- Large Spacious Plot With Development Opportunity
  - Ample Off Street Parking
  - Swimming Pool (In Need Of Modernisation)
  - Modernisation Required
- Sought After Location
  - Double Garage
  - Council Tax Band - E
  - EPC Rating - TBC



**FENTONS**  
ESTATE AGENTS



Fentons are delighted to bring to market this rare and exciting opportunity to acquire this substantial FOUR BEDROOM DETACHED HOUSE occupying a prime position within one of the area's most sought after coastal locations. The property enjoys uninterrupted DIRECT SEA VIEWS and exceptional potential for redevelopment. The accommodation is generously proportioned throughout and sits on a sizeable plot with extensive off street parking and a double garage, providing ample space for multiple vehicles and storage. Externally, the property benefits from a private swimming pool, which is currently in need of refurbishment, presenting an excellent opportunity to create a superb outdoor leisure space to complement the outstanding coastal setting. Properties in this location rarely become available, and with its enviable sea facing position, generous plot, and significant scope for modernisation, an early viewing is highly recommended to appreciate the location, views, and potential on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed entrance door leading to:-

#### Entrance Hall

Stair flight to first floor. Oak flooring. Radiator. Sealed unit double glazed window to front with stunning sea views. Door to:-

#### Sitting Room

18'3" x 12'3"

Oak flooring. Wall lights. Spotlights. Radiator. Sealed unit double glazed sliding patio door leading to patio area to the front offering stunning sea views. Sealed unit double glazed sliding patio doors leading to:-

#### Conservatory

23'3" x 7'3"

Laminate flooring. Radiator. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed French doors leading to rear garden.

#### Shower Room

Suite comprises low level w/c. Pedestal wash hand basin with miser tap. Enclosed shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Loft access. Extractor fan. Obscured sealed unit double glazed window to rear.

#### Lounge

19'10" x 10'10"

Brick built fireplace. Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed windows to front with stunning sea views. Sealed unit double glazed French doors leading to patio area to the front with stunning sea views. Door to:-

#### Kitchen

15'2" x 9'5"

Fitted with a range of matching white fronted units. Granite worksurfaces. Inset stainless steel sink and granite drainer. Cuisinemaster range cooker to remain with extractor hood above. Further selection of matching unit at both eye and floor level. Space for fridge/freezer. Plumbing for dishwasher. Glass display cupboards. Part tiled walls. Oak flooring. Open access to dining room. Door to:-

#### Utility Room

11' x 6'3"

Fitted rolled edge worksurfaces. Eye and floor level cupboards. Plumbing for washing machine. Space for tumble dryer. Enclosed combination boiler providing heat and hot water throughout. Tiled flooring. Sealed unit double glazed windows to side and rear. Sealed unit double glazed door leading to rear garden.

#### Dining Room

15'2" x 9'9"

Spiral staircase leading to first floor. Oak flooring. Alcove shelving. Radiator. Sealed unit double glazed sliding patio door leading to side.

#### Landing

Two loft hatches. Original spiral staircase leading to dining area. Sealed unit double glazed window to side. Door to:-

#### Bedroom One

14'10" x 12'2"

Built in walk-in wardrobe. Spotlights. Two radiators. Sealed unit double glazed window to front with stunning sea views.

#### Bedroom Two

12'11" x 11'2"

Built in wardrobes with sliding doors. Radiator. Two sealed unit double glazed windows to rear.

#### Bedroom Three

10'8" x 10'4"

Fitted wardrobes with sliding doors. Built in storage cupboard. Radiator. Two sealed unit double glazed windows to front with stunning sea views.

#### Bedroom Four

13'1" x 7'5"

Radiator. Sealed unit double glazed window to front with stunning sea views.

#### Bathroom

Suite comprises low level w/c. Pedestal wash hand basin with mixer tap. Fitted corner shower cubicle with double sliding doors and wall mounted shower attachment. Fully tiled walls. Tile effect vinyl flooring. Built in airing cupboard housing hot water cylinder. Spotlights. Heated towel rail. Obscured sealed unit double glazed window to rear.



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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct

Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

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.

Disclaimer - Wide Angle Lens Etc

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



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Call us on

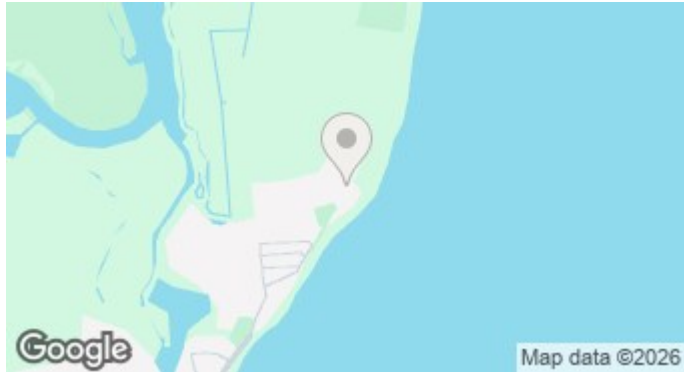
01255 779810

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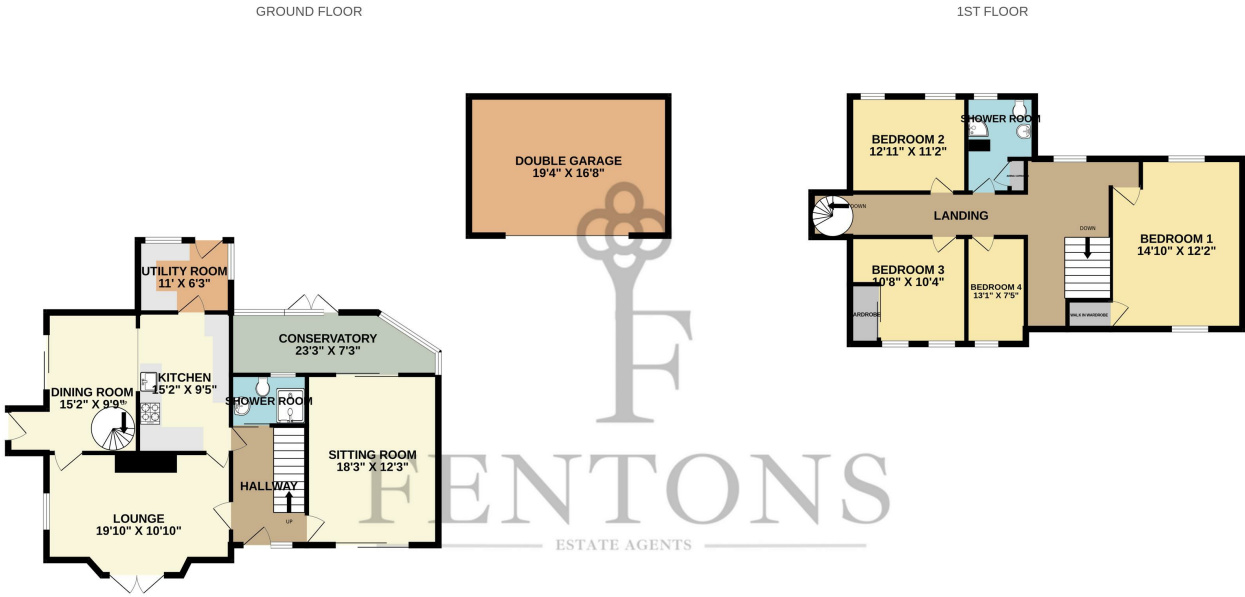
Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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