

THE PARADE, WALTON ON THE NAZE, ESSEX, CO14 8AP

Price

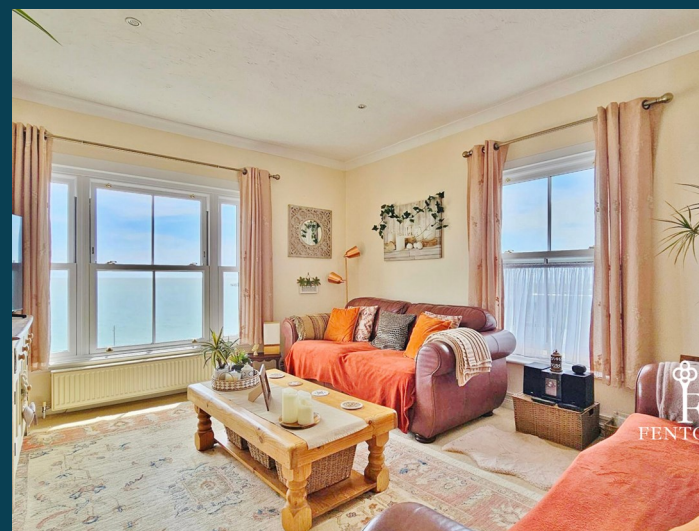
£210,000

LEASEHOLD

- Two Double Bedrooms
 - Top Floor Flat
- Stunning & Elevated Direct Sea Views
 - Lift In Block
 - Allocated Parking
 - Ideal Investment
 - Seafront Location
- Distant Backwater Views
- Council Tax Band - C
- EPC Rating - TBC



FENTONS
ESTATE AGENTS



Situated directly on Walton Seafront offering STUNNING, DIRECT SEA VIEWS, Fentons are delighted to bring to market this TOP FLOOR, TWO DOUBLE BEDROOM FLAT. The property offers generous living accommodation throughout, including a spacious kitchen/breakfast room and two double bedrooms, with the Master bedroom benefiting from attractive sea views. Further advantages include a lift in the block, allocated parking space and distant glimpses of BACKWATER VIEWS. This seafront apartment is ideally situated in the heart of Walton-on-the-Naze, just 0.3 miles from Walton-on-the-Naze railway station, which provides convenient links to Clacton, Colchester, and London Liverpool Street. The property is also within easy reach of a variety of local shops, cafés, restaurants, and the seafront. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

Communal door leading to:

Communal Hall

Stair flight and lift to all floors.

Third Floor

Lift and stairs to lower floors. Hardwood door leading to:

Hallway

Built in airing cupboard. Built in storage cupboard. Loft access. Spotlights. Radiator.

Door to:

Bedroom One

16'9" max x 10'4"

Wardrobes to remain. Radiator. Sealed unit double glazed window to front with stunning and elevated sea views.

Bedroom Two

11'9" x 10'4"

Wardrobes to remain. Radiator. Sealed unit double glazed sash style window to rear with distant backwater views.

Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Wooden flooring. Extractor

fan. Wall mounted heated towel rail. Obscured sealed unit double glazed sash style window to side.

Kitchen/Breakfast Room

11'10" x 11'9"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in double eye level electric oven. Further selection of units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Laminate flooring. Spotlights. Radiator. Sealed unit double glazed window to side offering side on sea views.

Lounge

14'9" x 11'9"

Wall mounted electric fire. Spotlights. Radiator. Sealed unit double glazed sash style windows to front and side offering stunning and elevated sea views.

Outside

Allocated parking. Rear access to stairs. Communal grounds.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 90

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1904.16 including ground rent and buildings insurance

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes

(Electricity): Yes

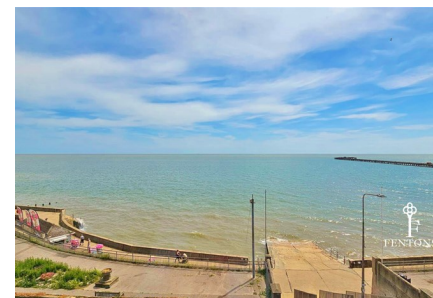
(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - 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



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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.

REFERRAL FEES

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

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.

Lease Info

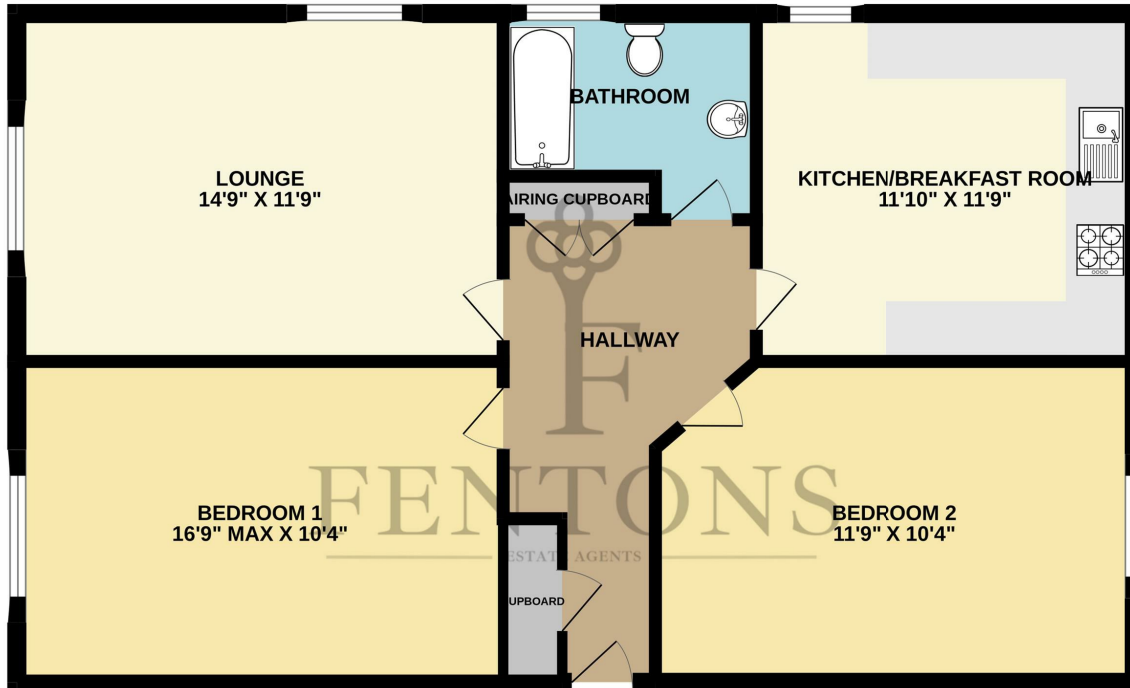
Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.



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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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Call us on

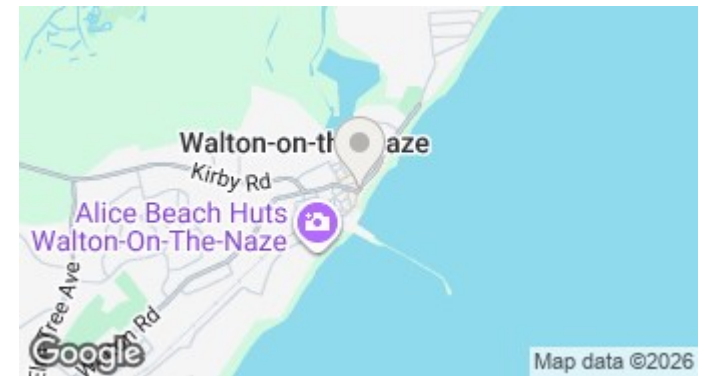
01255 779810

info@fentonsstates.co.uk

www.fentonsstates.co.uk

Council Tax Band

C



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

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