



**Naze Park Road, Walton On The Naze, CO14 8JY**  
**Asking price £240,000**



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### Some More Information

Situated within the well-regarded Earlswood Lodge development on Naze Park Road, this apartment offers a straightforward and comfortable layout in a position that works well for both permanent living and occasional coastal use.

The development itself has a slightly more established and private feel compared to some of the more modern blocks locally, sitting away from the busier parts of the town while still remaining conveniently positioned for everyday amenities.

Internally, the property offers manageable accommodation that should appeal to a wide range of buyers. The layout is practical day to day, with the living accommodation designed to make good use of the available space, alongside well-proportioned bedroom accommodation and the convenience of apartment living in a coastal setting.

From a lifestyle point of view, the location is one of the main selling points here. Walton's seafront, beaches and town centre are all within reach, along with the nearby railway station providing connections back towards Colchester and London Liverpool Street. The surrounding area also offers access to the Naze coastline and nature reserve, which remains one of the standout features of the town.

### Externally

One of the standout features of the property is the private walk-out balcony, enjoying far-reaching sea and marine views across the coastline. It provides a really pleasant outdoor space to sit and enjoy the setting, particularly during the warmer months, while adding an extra sense of openness to the apartment overall.

The development itself sits within easy reach of Walton's beachfront and promenade, making it ideal for anyone wanting direct access to the coast without needing to rely on the car day to day.

The nearby Naze coastline and the well-known The Naze Tower are both within close proximity, adding to the appeal of the

location for those who enjoy coastal walks, open scenery and a quieter pace of living.

Earlswood Lodge benefits from a slightly tucked-away position off Naze Park Road, giving it a more established residential feel while still remaining close to the town centre, local amenities and railway station.

### Location

Earlswood Lodge is positioned on Naze Park Road, one of the more established residential areas within Walton-on-the-Naze, giving easy access to both the coastline and the town itself. The property sits within close reach of Walton's beaches, seafront and nearby amenities, while also being well placed for access to The Naze Tower and the surrounding coastal walks and nature reserve.

For day-to-day convenience, Walton town centre offers a range of independent shops, cafés, supermarkets and essential services, alongside the nearby railway station providing direct rail links towards Colchester and onward connections into London Liverpool Street. This makes the area increasingly popular with buyers looking for a coastal location that still allows reasonable access back towards larger towns and the capital.

The property is also well positioned for road connectivity into the wider Essex and Suffolk areas. Frinton-on-Sea is nearby for additional coastal amenities, while larger population centres including Clacton-on-Sea and Colchester are accessible by road and rail. The A120 can be reached via the A133, linking across towards Colchester, Stansted Airport and the wider motorway network including the A12 and M11.

From a lifestyle perspective, the area offers a balance between traditional seaside living and practical accessibility, which continues to make this part of the Essex coastline popular with both permanent residents and second-home purchasers.

### Hallway

### Living / Kitchen / Dining Room

25'2 x 16'9 (7.67m x 5.11m)

### Bedroom One

14'11" x 14'11" (4.57 x 4.57)

### Bedroom Two

11'11" x 10'11" (3.65 x 3.35)

### Family Bathroom

### Services

Council Tax Band - C

Local Authority - Tendring District Council

EPC - C

- \*Mains Electric
- \*Gas Fired Central Heating
- \*Mains Water
- \*Mains Drainage

Tenure - Leasehold Share Of Freehold

Service charge £1316

Ground Rent £0

Lease 977 years remaining

Broadband Availability - Ultrafast fibre broadband available in the

locality via Lightspeed and Openreach with speeds of 2000mbs. (details obtained from Ofcom Mobile and Broadband Checker) - May 2026.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by EE (details obtained from Ofcom Mobile and Broadband Checker) – May 2026.

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk

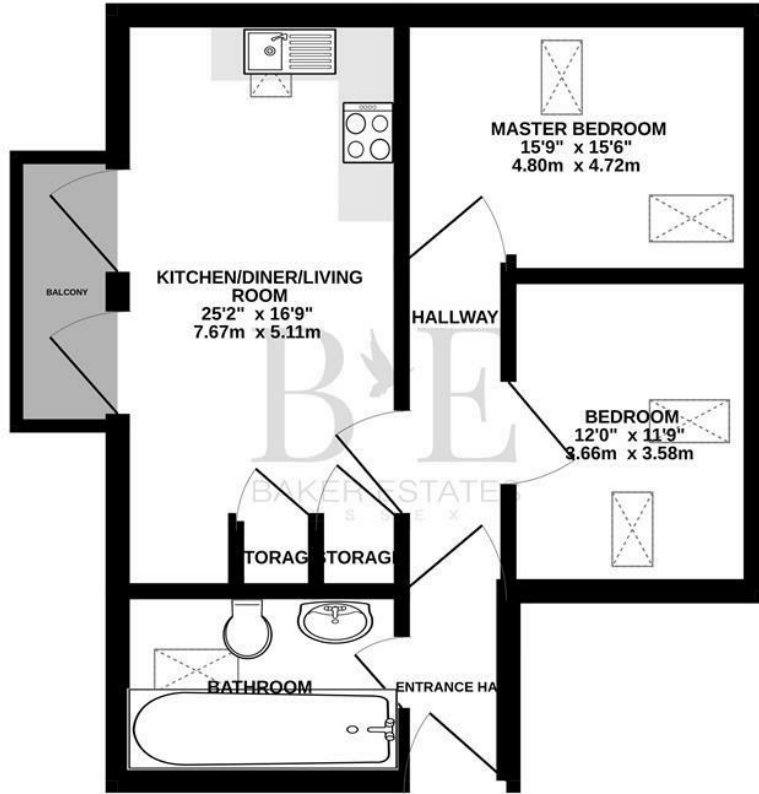
Flooding from Surface Water - Low (Medium from 2040 onwards)

Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area



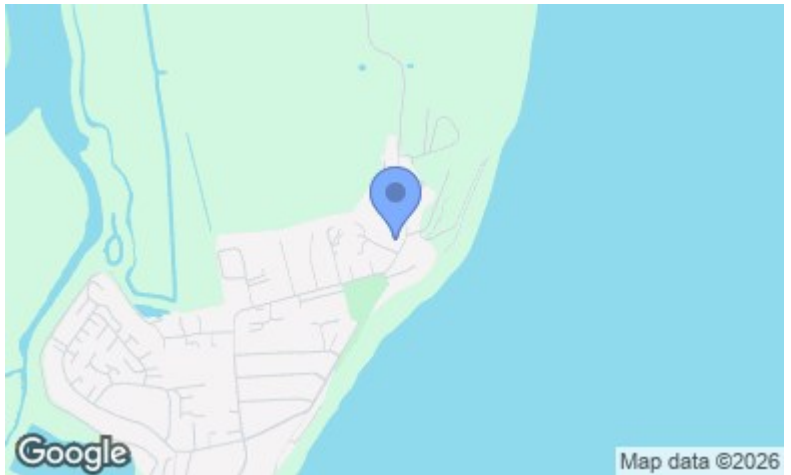
TOP FLOOR



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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| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (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>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>79</b> |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (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>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.