



## Hall Lane Walton On The Naze, CO14 8HW

Having undergone a programme of modernisation and being offered with NO ONWARD CHAIN, Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM MID-TERRACE HOUSE. The property is conveniently located within three hundred metres of Walton's seafront and is within three quarters of a mile of Walton's town centre and mainline railway station. A viewing is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- 25'5" x 11'3" max Lounge/Diner
- 10'8" Modern Fitted Kitchen
- Modern Shower Room
- Double Glazed Windows
- Gas Central Heating
- Approx 50' Rear Garden
- Garage In Block
- No Onward Chain
- Council Tax Band B / EPC Rating C



**Price £250,000 Freehold**



The accommodation comprises approximate room sizes:

Double glazed entrance door leading to:-

### Porch

Double glazed windows to front and side. Further glazed door to:-

### Hallway

Stair flight to first floor. Under stairs storage cupboard. Radiator. Door to:-

### Lounge/Diner

24'5" x 11'3" max

Double glazed window to front with fitted shutter blinds. Double glazed patio doors leading to garden. Radiator. Door to:-



### Kitchen

8'8" x 8'2"

Modern fitted kitchen comprises wood laminate worksurfaces with inset single drainer ceramic sink unit. Inset four ring electric hob. Built in waist height oven. Integrated fridge and freezer. Space and plumbing for washing machine. Selection of matching shaker style units at both eye and floor level. Tiled splashbacks. Double glazed window to rear. Double glazed door to rear. Radiator.



### First Floor Landing

Loft access. Cupboard housing wall mounted gas boiler. Doors to all rooms. Door to:-

### Bedroom One

13'1" x 10'5"

Double glazed window to front with fitted shutter blinds. Radiator.



### Bedroom Two

13'9" into wardrobes x 9'

Fitted wardrobes. Radiator. Double glazed window to rear with fitted shutter blinds.



### Bedroom Three

10' max x 6'9"

Radiator. Double glazed window to front with fitted shutter blinds.



### Shower Room

Modern suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Independent shower cubicle with wall mounted shower. Fully tiled walls and floor. Double glazed window to rear.



### Outside - Rear

approx 50'

Raised decking area. Double gates to rear giving vehicular access to gravelled parking space. Remainder laid to lawn. Enclosed by panel fencing. Brick built storage shed to rear. Garage in block.



### Outside - Front

Block paved front garden.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1724.21 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:

### LE/02.26

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](http://www.sheens.co.uk).

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

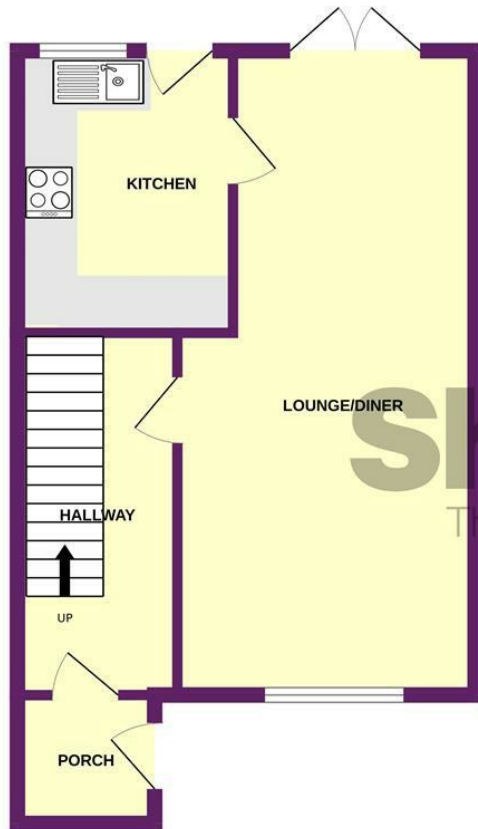
### Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further

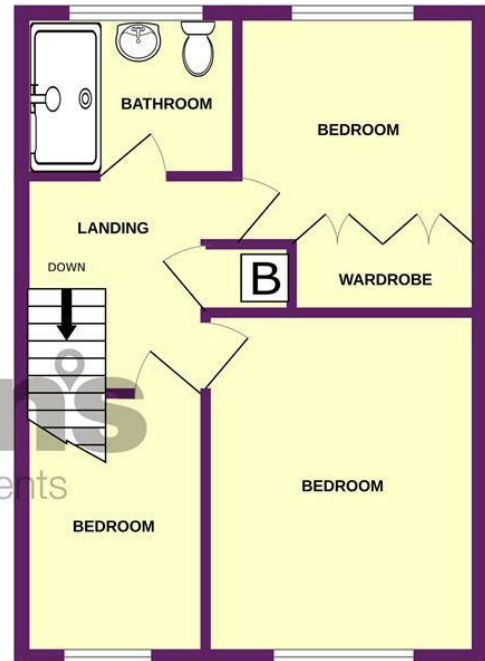




GROUND FLOOR



1ST 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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## Selling properties... not promises

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

**Sheen's**  
The Action Agents