

# NAZE PARK ROAD, WALTON-ON-THE-NAZE, ESSEX, CO14 8JZ

Price

£599,995

FREEHOLD

- Four Bedrooms
- Stunning Sea Views
- En-Suite To Master Bedroom
- Potential To Add Balcony S.T.P.P.
- Converted Double Garage Offering Office Space
  - Two Reception Rooms
  - Utility/Workshop
  - Off Street Parking
- South Facing Garden With Walks Directly Onto Hipkins Beach
  - Council Tax Band - F / EPC Rating - C

 4  2  2  C

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ESTATE AGENTS



Located in one of the most desirable areas of Walton-on-the-Naze, Fentons are delighted to bring to market this well presented FOUR BEDROOM DETACHED FAMILY HOME. The property is in need of some internal modernisation but enjoys stunning uninterrupted SEA VIEWS. The property is an ideal as a family residence or a seaside getaway, the property offers generous living space, a well equipped kitchen/breakfast room with a utility area adjacent and a converted garage with potential for business use or the option to revert back to a double garage. The secluded rear garden offers a log cabin with a fitted bar which will remain. Naze Park Road is ideally positioned just moments from the beach and within easy walking distance of local amenities, bus routes, and the popular Naze.

Accommodation comprises of approximate room sizes:

Double composite doors leading to:

#### Entrance Porch

Obscured sealed unit double glazed door leading to:

#### Entrance Hall

Stairs leading to the first floor. Under stairs storage cupboard. Laminate flooring. Wall lights. Spotlights. Radiator. Doors to:

#### WC

Low level WC. Pedestal wash hand basin. Part tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to the side.

#### Kitchen/Breakfast Room

15'10" x 11'9"

Fitted with a range of matching units and granite effect work surfaces. Inset ceramic sink with drainer. Five ring gas hob with extractor over. Built in eye level electric oven and microwave. Additional matching wall and base units. Central island with seating area, storage, wine racks, and workspace. Corner display cupboards. Wall mounted combi boiler (installed May 2024) supplying heating and hot water. Part tiled walls. Vinyl flooring. Plumbing for washing machine. Radiator. Double glazed windows to front and rear. Obscured double glazed door leading to:

#### Utility/Workshop

12' x 8'6"

Fitted workbench with shelving below. Space for appliances. Water softener. Double glazed windows to the side. Obscured double glazed door to rear garden.

#### Dining Room

14'9" x 12'7"

Laminate flooring. Wall lights. Radiator. Double glazed window to the rear. Open plan access to:

#### Lounge

22'3" x 15'7"

Laminate flooring. Wall lights. Two radiators. Double glazed windows to all aspects. Double glazed French doors opening onto the rear garden.

#### Landing

Large built in storage cupboard. Wall lights. Loft access. Radiator. Double glazed windows to the side and front. Doors to

#### Master Bedroom

15'2" x 11'5"

Fitted wardrobes, drawers, and dressing table. Spotlights. Radiator. Double glazed window to the rear with stunning sea views. Door to:

#### En-Suite

Low level WC. Vanity wash hand basin with storage below. Enclosed shower cubicle with wall mounted shower. Part tiled walls. Vinyl flooring. Extractor fan. Radiator.

#### Bedroom Two

15'3" x 11'5"

Laminate flooring. Wall lights. Radiator. Double glazed windows to the side and rear, with sea views.

#### Bedroom Four

10'5" x 10'1"

Wood effect vinyl flooring. Built in wardrobe. Radiator. Double glazed windows to the side and front.

### Bathroom

Low level WC. Vanity wash hand basin with storage. Enclosed tiled bath with shower attachment. Part tiled walls. Vinyl flooring. Radiator. Obscured double glazed window to the side.

### Bedroom Three

12'1" x 10'2"

Radiator. Double glazed windows to front and rear.

### Outside - Rear

Predominantly paved garden with an area of artificial lawn. Raised concrete beds with shingle and palm trees. Shed and log cabin to remain. Outside lighting. Side access to the front via gates. Enclosed by panelled fencing.

### Log Cabin

15'8" x 9'1"

Fitted bar area. Wooden flooring. Power and lighting connected. Double glazed windows to the front.

### Outside - Front

Imprinted concrete driveway providing ample off street parking. Private access door leading to:

### Converted Garage

Double glazed door leading to a versatile space, currently arranged as:

### Office

17'6" x 8'8"

Power and lighting connected. Door to:

### Kitchen/Workspace

18'5" x 7'11"

Fitted wooden work surfaces with inset stainless steel sink and drainer. Additional workspace suitable for office use. Loft access. Power and lighting connected. Vinyl flooring. Double glazed door to the front.



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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: F

Payable 2025/2026 £3346.17 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.

#### 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.



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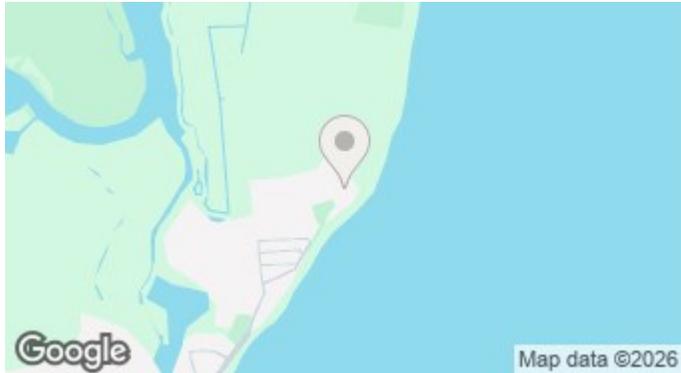
Council Tax Band

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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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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>		
	72	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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