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

Sheen's
The *Action* Agents



Walton Road

Walton-on-the-Naze, CO14 8LR

Situated in a NON-ESTATE position in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in offering for sale this well presented, spacious, TWO DOUBLE BEDROOM FIRST FLOOR FLAT. The property benefits from being offered with NO ONWARD CHAIN, communal parking and a balcony making great outdoor space. The property is also conveniently located within a quarter of a mile of Walton's town centre, seafront and mainline railway station with links to London Liverpool Street and an early viewing is highly recommended to avoid disappointment.

- Two Double Bedrooms
- 19' Max Lounge
- Balcony
- 11'8 Kitchen
- Four Piece Bathroom
- Double Glazed Windows
- Electric Heating
- No Onward Chain
- Council Tax Band: B
- EPC Rating: C







Offers In Excess Of £145,000 Leasehold

The accommodation comprises approximate room sizes:

Communal Entrance Door

Communal Entrance Door to;

Communal Entrance Hall

Stairs to all floors. Double glazed door to rear leading to communal parking and gardens.

First Floor Landing

Personal door to:

Lounge

19' max x 12'3

Double glazed windows to front. Door to Balcony. Electric heater (not tested). Access to inner hallway.







Balcony



Inner Hallway

Airing Cupboard, Doors to;

Kitchen

11'8 x 9'8

Comprises of laminated roll edge worktops with inset stainless steel single drainer sink until. Plumbing and space for cooker, washing machine and fridge freezer. Selection of matching floor units. Two larder cupboards. Double glazed window to rear.





Bathroom

Four piece bathroom suite comprising; Low level WC. Panelled bath. Pedestal wash hand basin. Independent corner shower cubicle. Wall mounted electric heated towel rail. Double glazed window to rear





Bedroom One

16'8 x 11'6

Double glazed window to front. Double glazed window to side. Fitted wardrobes. Electric heater (not tested).





Bedroom Two

12' max x 11'9

Double glazed window to rear. Electric heater (not tested).



Outisde

The property benefits from communal lawned gardens to the rear, along with communal parking.





Material Information - Leasehold Property

Tenure: Leasehold
Council Tax: Tendring District Council; Council Tax Band; B Payable 2026/2027 £1801.78 Per Annum

Length of lease (years remaining): Annual ground rent amount (£): Ground rent review period (year/month): Annual service charge amount (£):£1200 including Ground Rent Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:
(Gas): No (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:

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.

Agents Note - Restrictive Covenants & Easements on

This property is Leasehold with a term of 999 years from 25 December 1965. It is subject to the restrictive covenants and easements contained within the registered lease, which includes specific provisions regarding rights to light and air and common access for services. We recommend that all prospective buyers review the official Register of Title and the Lease with their legal representative to satisfy themselves as to the full extent of these entries.

Particular Disclaimer -

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.

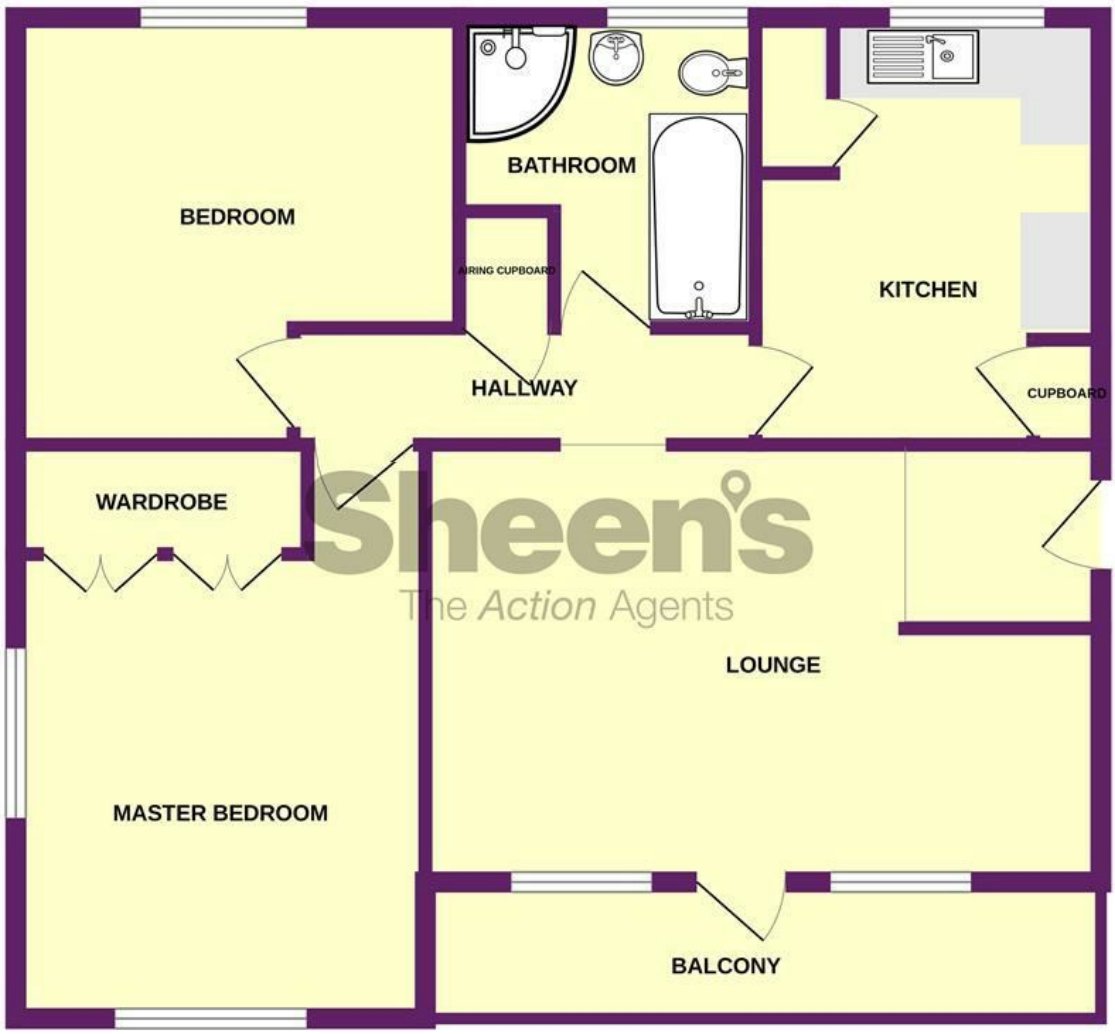
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LE 0426

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.

GROUND FLOOR



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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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