



## Portobello Road Walton-on-the-Naze, CO14 8DR

Located in the popular coastal town of Walton-on-the-Naze and boasting Sea Views, is this character THREE BEDROOM DETACHED HOUSE. The property requires renovation throughout and boasts a 21'4" lounge with picture length windows to the front maximising the views, 22' kitchen/diner and a ground floor cloakroom. To the first floor there are two bedroom with sea views, the master bedroom also has the use of a balcony to the front. Located within a stones throw of the seafront and within a quarter of a mile of shopping amenities in Walton's town centre and the mainline railway station an early viewing is highly recommended to fully appreciate the accommodation on offer.

- **Character Property With Three Bedrooms**
- **Sea Views From Multiple Aspects**
- **Master Bedroom With Balcony**
- **Renovation Required**
- **Lounge 21'4" x 10'12"**
- **Kitchen/Diner 22' x 10'1"**
- **Private Rear Garden**
- **No Onward Chain**
- **Off Street Parking**
- **EPC Rating D/ Council Tax Band - C**



**Price £255,000 Freehold**

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door leading to:-

### Entrance Porch

Full length sealed unit double glazed windows to front and side aspects. Obscured sealed unit double glazed door with obscured double glazed window leading to:-



### Hallway

Stair flight to first floor. Wood laminate flooring. Radiator. Sealed unit double glazed window to side. Door leading to inner hall. Doors to:-



## Lounge

21'4" x 10'12"

Fireplace with marble surround. Two radiators. Sealed unit double glazed picture length window to front with sea views. Sealed unit double glazed door giving access to side. Sealed unit double glazed French doors giving access to rear.



### Kitchen/Diner

22' x 10'1"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset bowl sink drainer unit. Space for cooker with extractor hood above. Further selection of matching units at both eye and floor level. Part tiled walls. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed bay window to front with sea views. Door to:-



### Inner Hall

Sealed unit double glazed door giving access to rear. Door leading to:-

### Cloakroom

Suite comprises low level w/c. Wash hand basin with tiled splashback. Wall mounted combination boiler. Wood laminate flooring. Obscured sealed unit double glazed window to rear.

### First Floor Landing

Loft access. Doors to all rooms. Door to:-



### Bedroom One

13'1" x 11'

Ornamental feature fireplace with marble surround. Radiator. Two sealed unit double glazed windows to side with partial sea views. Sealed unit double glazed French style doors giving access to:-



### Balcony

Non slip tiles. Enclosed by iron railing. Stunning sea views.



### Bedroom Two

14' into bay x 13'3"

Built in storage cupboard. Radiator. Sealed unit double glazed bay window to front with sea views.



### Bedroom Three

8'12 x 7'8"

Radiator. Sealed unit double glazed window to rear.



### Bathroom

Suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with integrated overhead shower. Part tiled walls. Radiator. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Courtyard style rear garden. Beds stocked with flowers, shrubs and bushes. Wooden storage shed. Access to front via side.



### Outside - Front

Part shingled. Hardstanding area providing off street parking.  
Enclosed by low brick wall.



### Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1970 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): (Sewerage Type): Mains Drainage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

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### JAF/11.25

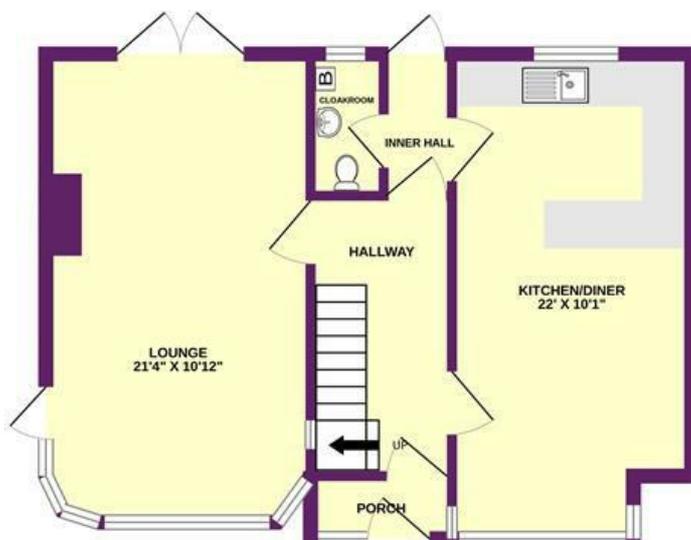
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



## GROUND FLOOR



## 1ST 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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## Selling properties... not promises

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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