



## Seaview Heights Walton-on-the-Naze, CO14 8ET

\*\*\*GUIDE PRICE OF £180,000 - £200,000\*\*\* Being offered with NO ONWARD CHAIN and a lease extension of 999 years, Sheen's Estate Agents have the pleasure in bringing to market this TWO BEDROOM GROUND FLOOR MAISONETTE with distant sea views. The property is conveniently located in the sought after coastal town of Walton-on-the-Naze and is within a stones throw away from the SEAFRONT. The property is also within three hundred metres of Walton's mainline railway station and half a mile of Walton's town centre. It is in the valuer's opinion that an early viewing is strongly advised to fully appreciate the accommodation on offer.

- Two Bedrooms
- Distant Sea Views
- Storm Porch
- Allocated Parking
- Gas Central Heating
- Close to Amenities
- Share of Freehold
- No Onward Chain
- EPC Rating - C

Guide Price £180,000 Leasehold



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

## Hall

Door to:

## Kitchen

11'3" x 9'9"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Cooker to remain. Fitted extractor hood. Further selection of matching units both at eye and floor level. Wall mounted combination boiler providing heating and hot water throughout. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Radiator. Sealed unit double glazed window to front.  
Door to:



## Inner Hall

Built in storage cupboard. Built in airing cupboard. Radiator.

Doors to:



## Bedroom One

12" x 9'2"

Radiator. Sealed unit double glazed window to front.



## Bedroom Two

11'2" x 8'7"

Fitted shelving. Radiator. Two sealed unit double glazed window to rear with distant sea views.



## Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Extractor fan. Radiator. Obscured sealed unit double glazed windows to front.



## Lounge

15'1" x 14'3" max

Ornamental fireplace. Radiator. Sealed unit double glazed window to rear with distant sea views. Sealed unit double glazed sliding patio door leading to:



## Storm Porch

Wall lights. Sealed unit double glazed windows to side and rear aspect with distant sea views. Sealed unit double glazed door leading to:



## Outside - Rear

Paved area for seating enjoying beautiful distant sea views.

## Outside - Front

Pathway leading to entrance door. Outside light.



## Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): In process of being extended to 999 years

Annual ground rent amount (£): Including in Service Charge

Ground rent review period (year/month): TBC

Annual service charge amount (£): 400

Service charge review period (year/month): TBC

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No holiday lets or Air B&B. Long term letting is permitted.

## JD 0723

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, 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 [www.sheens.co.uk](http://www.sheens.co.uk).

## 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.

## GROUND 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**

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