



## Penrice Court, East Terrace Walton-on-the-Naze, CO14 8JX

\*\*\*NO ONWARD CHAIN\*\*\* Located directly on Walton's seafront offering BACKWATER & SEA VIEWS, Sheen's Estate Agents are delighted to offer for sale this GRADE II LISTED, TWO BEDROOM TOP FLOOR FLAT. The property boasts 'Georgian' character throughout and is well presented benefitting from allocated parking, communal gardens, ground floor basement storage cupboard and is SHARE OF FREEHOLD. The property is conveniently positioned within a quarter of a mile of Walton's town centre and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an early internal inspection is highly recommended to avoid disappointment.

- Two Bedrooms
- Top Floor Flat
- Backwater & Sea Views
- Grade II Listed
- Allocated Parking
- Share Of Freehold
- Ground Floor Basement Storage Cupboard
- Communal Garden
- No Onward Chain
- EPC Rating - TBC / Council Tax Band - B



**Price £225,000 Leasehold**

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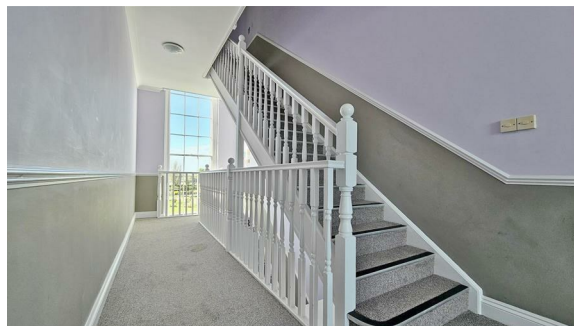
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Accommodation comprises with approximate room sizes:-

Communal door leading to:

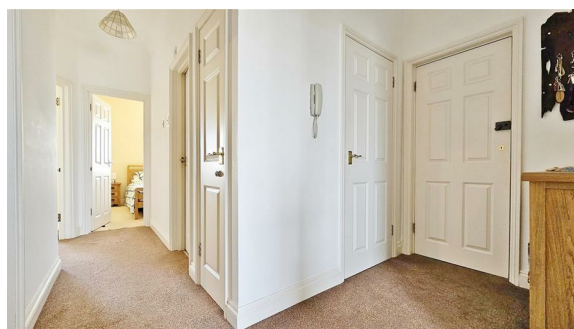
### Communal Hall

Stair flight to all floors. Hardwood door leading to:



### Hallway

Two built in storage cupboards. Telecom system. Loft access. Radiator. Doors to:





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### Lounge

19'1" x 10'6"

Serving hatch into kitchen. Radiator. Sash style windows to front with stunning elevated direct sea views.



### Kitchen/Breakfast Room

12'2" x 9'3"

Fitted with a range of matching fronted units. Granite effect rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with electric oven under and fitted extractor hood above. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Part tiled walls. Vinyl flooring. Serving hatch into lounge/diner offering sea views. Radiator.



### Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Corner shower cubicle with sliding doors and wall mounted shower attachment and rainfall shower. Part weather boarded. Vinyl flooring. Extractor fan. Radiator.



## Bedroom One

11'1" x 9'2"

Fitted airing cupboard housing combination boiler providing heating and hot water throughout. Radiator. Sash window to rear with distant backwater views.



## Bedroom Two

9'2" x 9'1"

Radiator. Sash style window to rear with distant backwater views.





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### Outside

Communal gardens with gate leading to allocated parking and further visitor parking spaces. Doors leading to ground floor basement providing large allocated storage cupboard for each flat with power and light connected.



### Material Information - Leasehold Property

Tenure: Leasehold (Share of Freehold)

Length of lease (years remaining): 103

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): £160 p/m

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Grade II Listed

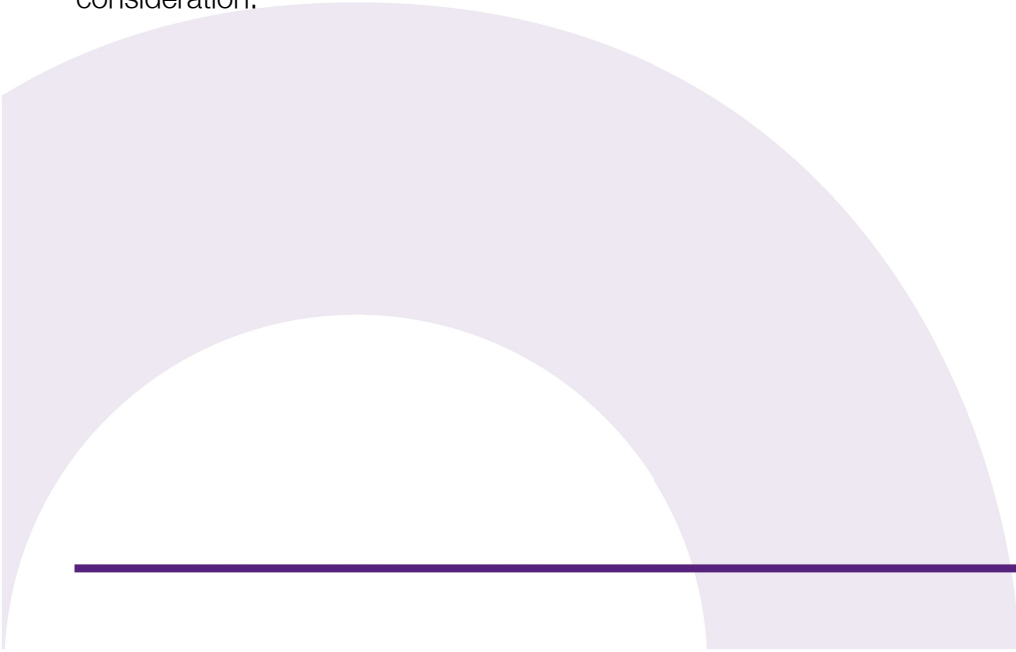
### JD 0425

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).

### 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.



1ST FLOOR



PENRICE COURT

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