



Beatrice Road Walton-on-the-Naze, CO14 8HJ

Perfectly positioned within 100 meters of the Seafront and being offered with NO ONWARD CHAIN, Sheen's have the pleasure in bringing to market this spacious TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts a large welcoming entrance hall, 11'8" kitchen, 14' lounge with an open fire and a west facing secluded rear garden that you can hear the gentle waves crashing on the beach. Walton's town centre and mainline railway station are conveniently located with one and half miles away.

- Two Double Bedrooms
- Sought After Location
- 100 Meters To Seafront
- 14' Lounge With Open Fire
- Modern Shower Room Suite
- Secluded West Facing Rear Garden
- Ample Off Street Parking With Detached Garage
- No Onward Chain
- EPC Rating D
- Council Tax Band - C



Price £350,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:-

Entrance Porch

Tiled flooring. Harwood glazed door leading to:-



Hallway

Built in storage cupboard. Built in airing cupboard. Loft access with pull down ladder. Exposed wood flooring. Radiator. Door to:-



Kitchen

11'8" x 10'5"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for cooker. Plumbing for washing machine. Part tiled walls. Exposed wood flooring. Radiator. Sealed unit double glazed leadlight window to front. Sealed unit double glazed window to side. Sealed unit double glazed leadlight door giving access to side.



Bedroom 1

12' x 10'10"

Exposed wood flooring. Radiator. Sealed unit double glazed window to rear.



Bedroom 2

11'5" x 10'

Exposed wood flooring. Radiator. Sealed unit double glazed leadlight window to front.



Shower Room

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with wall mounted electric shower. Part tiled and part wood panelled walls. Heated towel rail. Two obscured sealed unit double glazed windows to side.



Lounge

14' x 11'10"

Brick built fireplace with oak mantle. Exposed wood flooring. Two radiators. Sealed unit double glazed window to side. Double glazed patio doors giving access to:-



Conservatory

9' x 4'6"

Part brick base. Polycarbonate roof. Double glazed windows to side and rear aspects. Sealed unit double glazed patio doors giving access to rear.



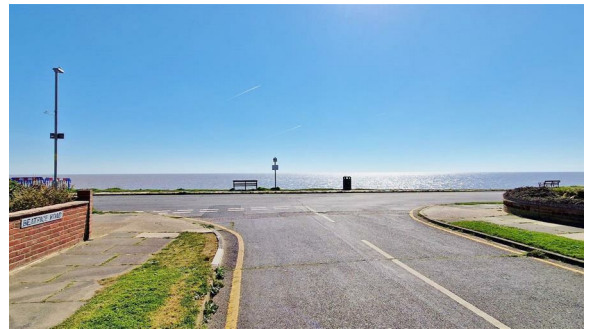
Outside - Rear

Secluded west facing garden which you can hear the waves crashing on the beach. Part patio seating area. Majority laid to lawn. Raised borders stocking flowers, shrubs and bushes. Private access door to garage. Gate leading to front. Wooden storage shed to remain.



Outside - Front

Hardstanding paved area providing ample off street parking leading to entrance door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

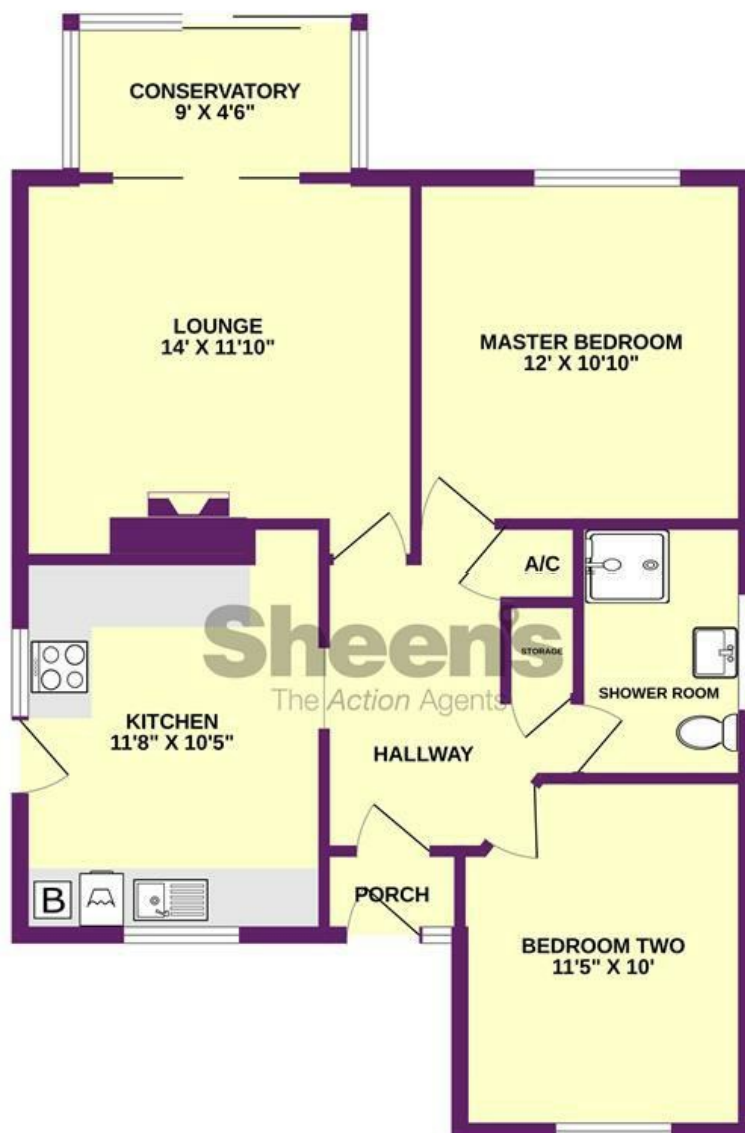
JAF/04.25

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REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



BEATRICE ROAD

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

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The Action Agents