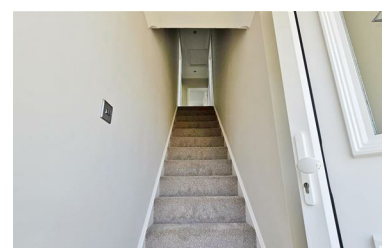




Seaview Heights Walton On The Naze, CO14 8ET

*** STUNNING SEA VIEWS *** Nestled in the charming area of Seaview Heights, Walton On The Naze and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented, TWO BEDROOM FIRST FLOOR MAISONETTE. The property has been modernised throughout, ensuring a fresh and contemporary feel that is ready to move in whilst also offering a luxury kitchen & shower room. The property is an ideal investment offering a long lease and is situated just off Walton Seafront. Seaview Heights 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
- Stunning Sea Views
- Newly Fitted Luxury Kitchen & Shower Room
- Newly Installed Electrics Throughout
- Allocated Parking
- Landscaped Communal Gardens
- Long Lease & Share of Freehold
- Ideal Investment
- No Onward Chain
- Council Tax Band - C / EPC Rating - C



Price £247,995 Leasehold

Seaview Heights, Walton On The Naze, CO14 8ET

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed private entrance door leading to:

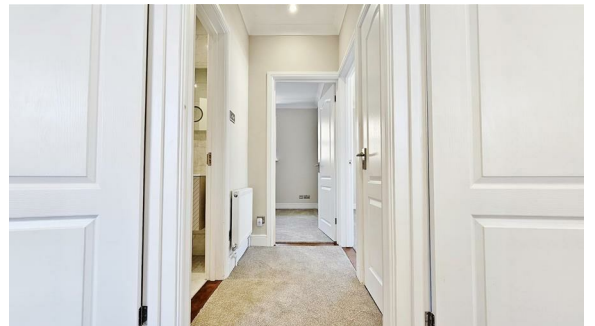
Entrance Hall

Newly fitted carpet. Spotlight. Stair flight leading to:



Hallway

Built in airing cupboard housing hot water cylinder. Landing fitted storage cupboard with integral shelving. Loft access. Spotlights. Radiator. Doors to:



Kitchen/Diner

13'7" x 11'

Newly installed kitchen fitted with a range of matching shaker style fronted units. Marble effect rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor. Under cupboard lighting. Enclosed boiler providing heating and hot water throughout. Integrated dishwasher. Plumbing for washing machine. Integrated fridge and freezer. Part tiled walls. Laminate flooring. Wall lights. Spotlights. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed window to front with stunning sea views.



Bedroom One

11'11" x 9'6"

Radiator. Sealed unit double glazed window to rear.



Bedroom Two

11'2" x 8'3"

Radiator. Sealed unit double glazed window to front with stunning sea views.



Lounge

12'11" x 10'8"

Radiator. Sealed unit double glazed window to side and rear aspect.



Shower Room

Luxury installed shower room suite comprising of low level WC with inset wall flush system. Vanity wash hand basin with waterfall mixer tap and featured cupboards under. Fitted double length shower cubicle with rainfall shower and separate shower hose attachment. Fully marble tiled. Marble tiled flooring. Inset shelving. Fitted sensored mirror. Spotlights. Extractor fan. Wall mounted heated towel rail.



Outside

Brick steps leading to private entrance door. Outside light. Allocated parking and communal garden areas with easy access to Walton seafront. Stunning sea views.



Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 999

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): £550

Service charge review period (year/month):

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

Anti-Money Laundering

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.

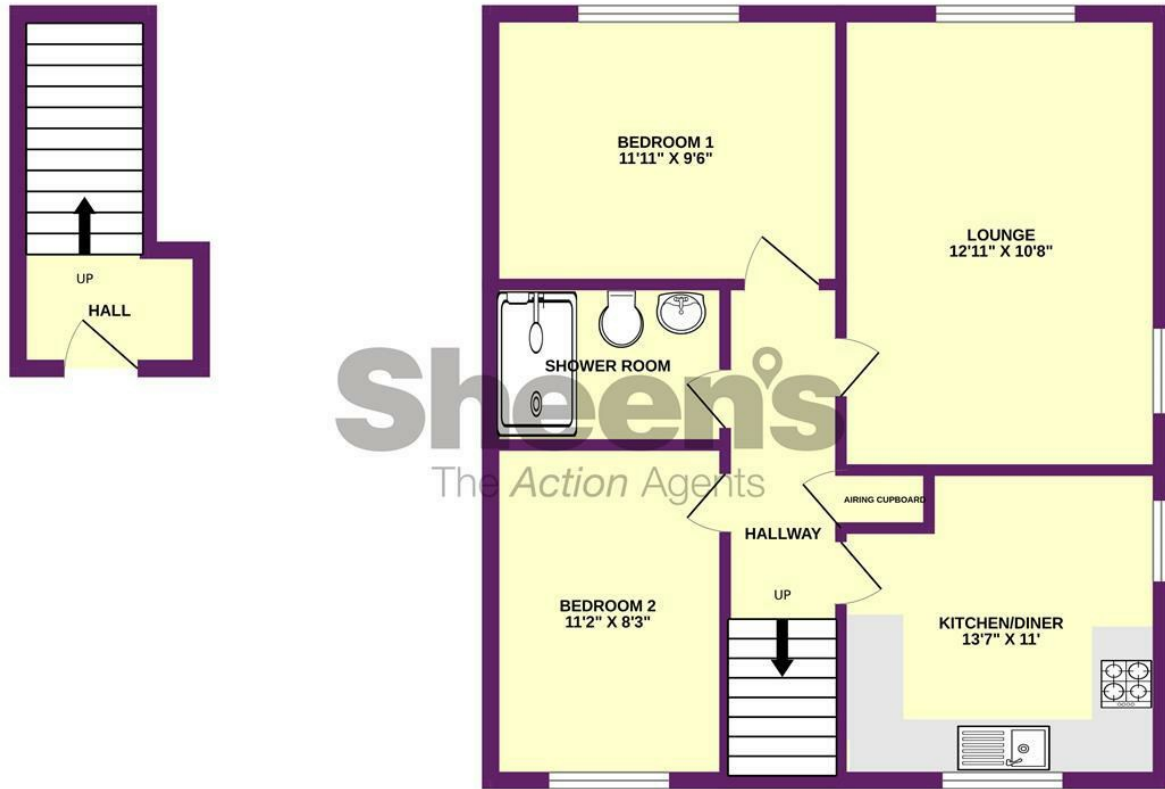
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Disclaimer - wide angle lens etc.

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



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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