

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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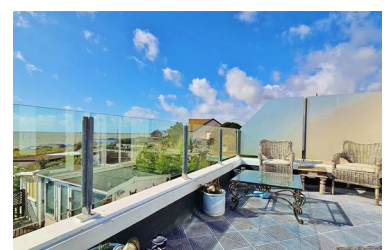
Sheen's
The Action Agents



Green Lane Walton On The Naze, CO14 8HF

Situated directly on Walton's seafront offering STUNNING SEA VIEWS AND DIRECT BEACH ACCESS. The rear of the house enjoys direct sunlight from dawn to late afternoon. Sheen's Estate Agents are delighted to offer for sale this SPACIOUS, FOUR DOUBLE BEDROOM END TERRACE TOWN HOUSE. The property benefits from a light and airy feel throughout, offering a large modern open plan living space, master bedroom with a large balcony and bedroom two has a Juliette balcony, both with panoramic sea views. The property offers the largest plot and is conveniently situated on Walton's seafront with its sandy beach, and is a short distance from two local parks, the pier, public swimming pool, the Naze and the town centre with its shops, restaurants, sailing club and railway station with links to London Liverpool Street.

- Four Bedrooms
- Stunning Sea Views
- Ground Floor Wet Room
- Jack & Jill En-Suite & First Floor Bathroom
- Open Plan Kitchen/Lounge/Diner
- Balcony to First Floor & Juliet Balcony to Second Floor
- Off Road Parking
- Close to Seafront
- Council Tax Band - E
- EPC Rating - TBC



Price £750,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured hardwood door leading to:

Entrance Hall

Stair flight to all floors. Under stairs storage cupboard. Wooden flooring. Spotlights. Sealed unit double glazed window to front. Door to:



Kitchen

14'10" x 7'4"

Fitted with a range of matching fronted units. Granite work surfaces. Inset butler sink with granite drainer. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated washing machine and dishwasher. Wall mounted combination boiler providing heating and hot water throughout. Granite splashback. Wooden flooring. Further wooden work surfaces with a range of cupboards under and shelving above. Spotlights. Open access to:



Lounge/Diner

30'3" x 15'9"

Wood flooring. Spotlights. Two radiators. Sealed unit double glazed stable door to side. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:



Shower Room

Walk in shower cubicle with wall mounted shower attachment and separate shower head. Fully marble effect weatherboard walls. Vinyl flooring. Spotlights. Wall mounted heated towel rail. Open access to:



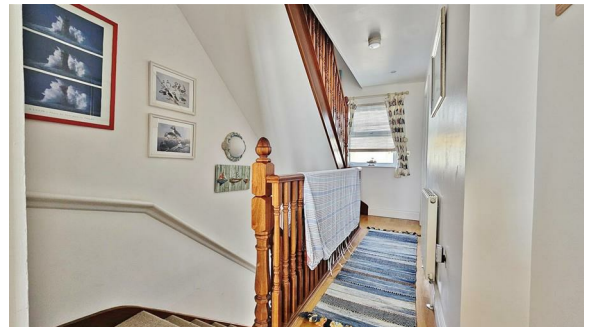
Cloakroom

Low level w/c. Wash hand basin with mixer tap. Tiled splashback. Vinyl flooring. Fitted shelving. Extractor fan. Radiator.



First Floor Landing

Stair flight to second floor. Built in storage cupboard. Radiator. Spotlights. Sealed unit double glazed window to front. Door to:



Master Bedroom

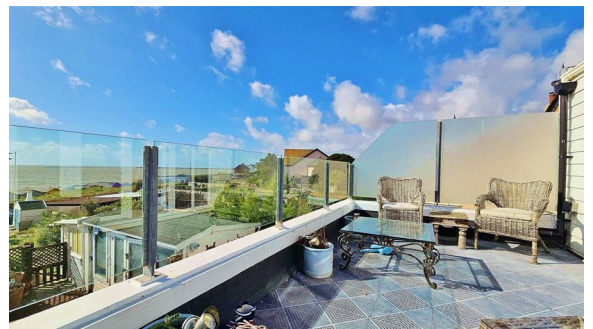
17'11" x 10'9"

Wood flooring. Fitted wardrobes with integral shelving. Spotlights. Two radiators. Sealed unit double glazed window to side and rear offering stunning sea views. Sealed unit double glazed 'French' style doors leading to:



Balcony

Glass balustrade with stunning sea views.



Bathroom

Suite comprises of low level w/c. Vanity wash hand basin with mixer tap and storage cupboards under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail.



Bedroom Four

10'9" x 8'8"

Wood flooring. Spotlights. Radiator. Sealed unit double glazed window to front.



Second Floor Landing

Spotlight. Wood flooring. Doors to:

Bedroom Two

15'9" x 13'7"

Wood flooring. Radiator. Sealed unit double glazed 'French' style doors leading to Juliet balcony with stunning sea views. Door to:



Jack & Jill En-Suite

Suite comprises of low level w/c. Vanity wash hand basin with mixer tap and storage cupboards under. Enclosed shower cubicle with rainfall shower head. Tiled splashbacks. Tiled flooring. Spotlights. Extractor fan. Radiator. Sealed unit double glazed velux window to front. Door to:



Bedroom Three

13'4" x 11'11" both max

Wood flooring. Radiator. Sealed unit double glazed window to front.



Outside - Rear

Sea views. Part paved area. Remainder laid to shingle. Additional patio area at the end of the garden with rear gate accessing Walton seafront. Access to front via side gate. Summer house to remain. Sheds to remain. Borders stocked with an array of trees and shrubs. Enclosed by panelled fencing and low brick wall to rear.



Alternate Outside Rear View



Outside - Front

Block paved driveway providing off street parking.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E - £2709.47

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

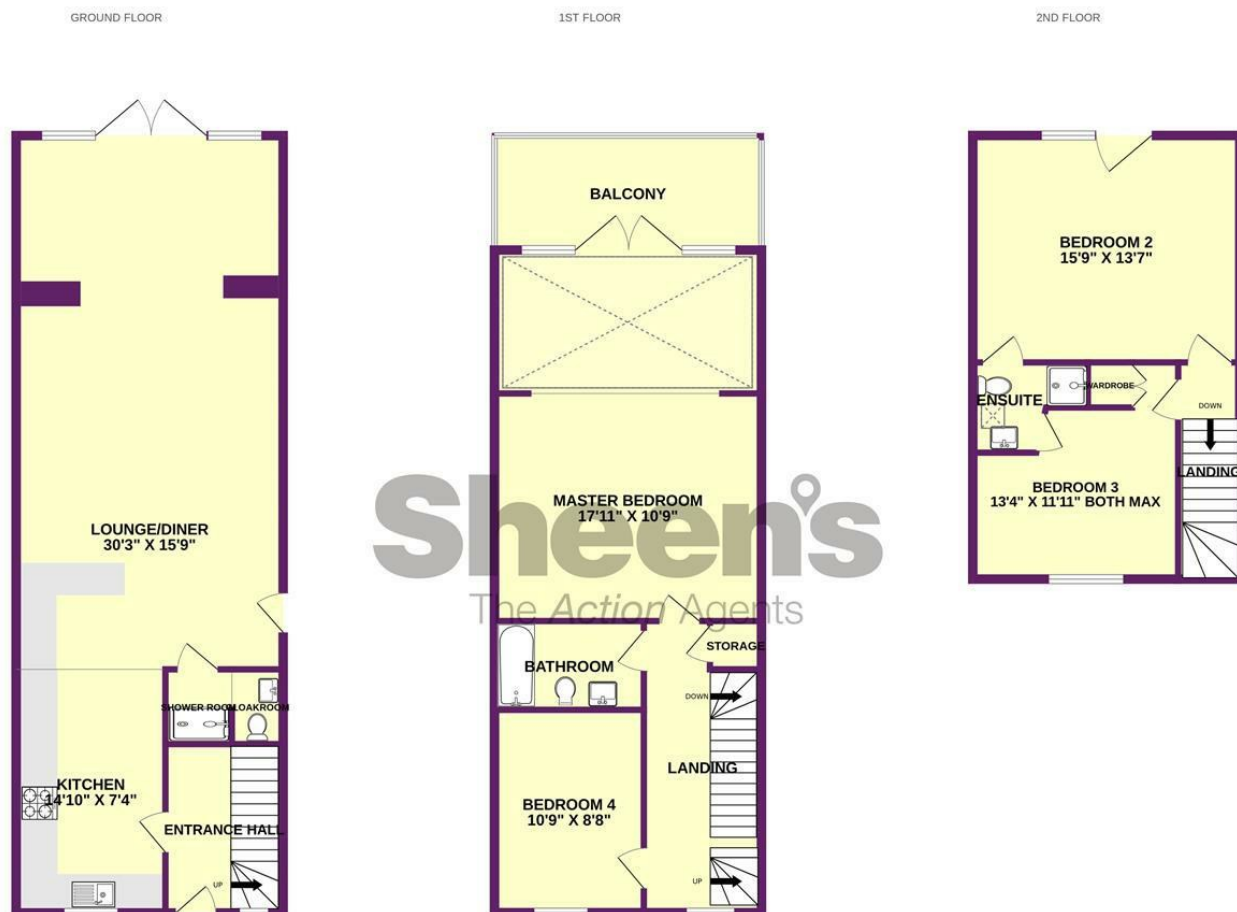
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.





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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