



Crescent Road Walton-on-the-Naze, CO14 8EQ

Situated in the popular coastal town of Walton-on-the-Naze offering stunning sea views is this character FIVE BEDROOM, THREE STOREY, END TERRACED TOWN HOUSE. The property is well presented throughout, offers sea views from all three floors and boasts spacious accommodation with a W/C on every floor, two reception rooms, four double bedrooms and a stunning rear garden with off street parking. The property is conveniently located within a stones throw of the seafront and is within a quarter of a mile of shopping amenities in Walton's town centre and the mainline railway station. An early viewing is highly recommended to fully appreciate the accommodation on offer.

- Five Bedrooms
- Character Town House
- Distant Sea Views
- Sought After Coastal Town Location
- Close to Shops & Amenities
- Stunning Throughout
- W/C on Every Floor
- Private Rear Garden
- EPC Rating - D
- Council Tax Band - D



Offers In Excess Of £375,000 Freehold

The accommodation comprises approximate room sizes:

Hardwood door leading to:-

Entrance Hall

Radiator. Doors to:-

Lounge

14' x 12'7"

Radiator. Feature fire place. Large sealed unit double glazed bay window to front offering distant sea views.



Kitchen

Fitted in a range of matching fronted units. Wood effect square edge work surfaces. Inset stainless steel sink and composite bowl. Inset five ring gas hob with extractor hood above. Built in eye level electric oven. Further range of matching fronted units both eye and floor level. Tiled splash back. Tiled flooring. Sealed unit double glazed window to side. Door to:-



Utility

Fitted in a range of matching fronted units. Wood effect square edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Space for fridge/freezer plumbing for washing machine. Heated towel rail. Part tiled walls. Wood effect laminate flooring. Sealed unit double glazed window to rear.



Dining Room/Bedroom

12'4" x 12'7"

Radiator. Wood effect laminate flooring. Sealed unit double glazed window to rear.



Lobby

Tiled flooring. Radiator. Sealed unit double glazed window to rear. Door to garden. Door to:-

Wet Room



First Floor:-

Landing

Radiator. Stair-flight to second floor. Doors to:-



Master Bedroom

17'6" x 10'12"

Radiator. Large sealed unit double glazed bay window to front offering distant sea views.



Bedroom Two

12'4" x 12'9"

Radiator. Feature fire place. Sealed unit double glazed window to rear. Opening to:-



Ensuite

Modern suite comprises of low level w/c. Vanity hand wash basin. Fitted shower cubicle with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Heated towel rail. Extractor fan. Sealed unit double glazed window to side.



Office

5'6" x 8'10

Radiator. Sealed unit double glazed window to rear. Door to:-



Cloakroom

Suite comprises of low level w/c. Pedestal hand wash basin. Heated towel rail. Extractor fan. Wood effect vinyl flooring. Sealed unit double glazed window to rear.



Second Floor:-

Landing

Radiator. Loft access. Sealed unit double glazed window to rear. Doors to:-



Bedroom Three

12'5" x 11'4"

Hardwood flooring. Radiator. Feature fireplace. Sealed unit double glazed window to rear offering backwater views.



Bedroom Four

11'4" x 10'7"

Radiator. Feature fire place. Built in storage cupboard. Sealed unit double glazed window to front offering sea views.



Bathroom

Suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath. Radiator. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to rear offering sea views.



Outside - Rear



Outside - Front



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £ 2316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity):Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

DH/08.26

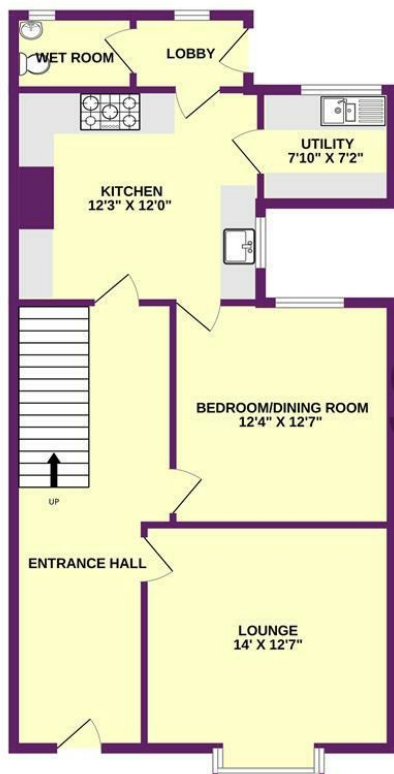
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.

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.

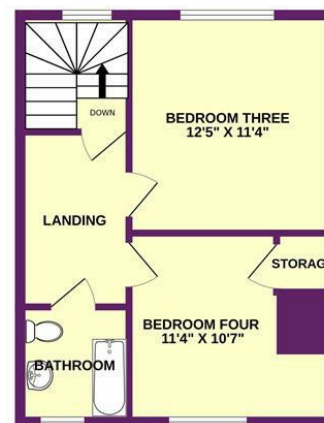
GROUND FLOOR



1ST FLOOR



2ND 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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📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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The Action Agents

