

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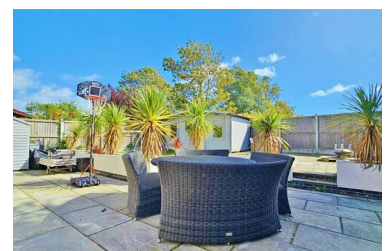
**Sheen's**  
The Action Agents



## Naze Park Road Walton-on-the-Naze, CO14 8JZ

\*\*\* DIRECT ACCESS ONTO WALTON SEAFRONT\*\*\* Situated in a highly sought-after location in Walton-on-the-Naze, this beautifully presented FOUR DOUBLE BEDROOM DETACHED HOUSE boasts UNINTERRUPTED SEA VIEWS and offers the perfect blend of coastal living and modern comfort. Ideal as a family home or a seaside retreat, the property features spacious living areas, a well-appointed kitchen/breakfast room, converted garage with potential for business use and a secluded outdoor space with a featured log cabin to remain. Naze Park Road is conveniently situated just a stones throw away from the beach and within walking distance to bus routes, amenities and the popular Naze.

- Four Double Bedrooms
- Stunning Sea Views
- Converted Garage with Annexe & Business Use Potential
- Two Reception Rooms
- Utility/Workshop
- Direct Access Onto Hipkins Beach
- South Facing Garden
- Ample Off Street Parking
- New Combi Boiler & Radiators Installed 2024
- Council Tax Band - F / EPC Rating - TBC



**Price £599,995 Freehold**

Accommodation comprises with approximate room sizes:-

Double composite doors leading to:

### Porch

Obscured sealed unit double glazed door leading to:

### Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Wall lights. Spotlights. Radiator. Doors to:



### Cloakroom

Low level WC. Pedestal wash hand basin. Part tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.



## Kitchen/Breakfast Room

15'10" x 11'9"

Fitted with a range of matching fronted units. Granite effect hard edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset five ring gas hob with extractor hood above. Built in eye level electric oven. Built in microwave. Further selection of matching units both at eye and floor level. Central island providing seating area and granite effect workspace, storage cupboard under and wine racks. Corner display cupboards. Wall mounted combi boiler (installed May 2024) providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Plumbing for washing machine. Radiator. Sealed unit double glazed window to front and rear. Obscured sealed unit double glazed door leading to:



## Utility/Workshop

12' x 8'6"

Fitted work bench with shelving under providing storage. Space for white goods. Water softener. Sealed unit double glazed windows to side. Obscured sealed unit double glazed door leading to rear garden.



## Dining Room

14'9" x 12'7"

Laminate flooring. Wall lights. Radiator. Sealed unit double glazed window to rear. Open access to:



## Lounge

22'3" x 15'7"

Laminate flooring. Wall lights. Two radiators. Sealed unit double glazed windows to all aspects. Sealed unit double glazed 'French' style doors leading to rear garden.



## Landing

Large built in storage cupboard. Wall lights. Loft access.  
Radiator. Sealed unit double glazed window to side and front.  
Doors to:



## Master Bedroom

15'2" x 11'5"

Range of fitted wardrobes, drawers and dressing table. Spotlights. Radiator. Sealed unit double glazed window to rear with stunning sea views. Door to:



## En-Suite

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted shower cubicle with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Extractor fan. Radiator.



## Bedroom Two

15'3" x 11'5"

Laminate flooring. Wall lights. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed window to rear with stunning sea views.



### Bedroom Four

10'5" x 10'1"

Wood effect vinyl flooring. Built in wardrobe. Radiator. Sealed unit double glazed window to side and front.



### Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed tiled bath with fitted shower taps and shower hose. Part tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.



### Bedroom Three

12'1" x 10'2"

Radiator. Sealed unit double glazed window to front and rear.



### Outside - Rear

Majority paved garden with remainder laid to astroturf. Raised concrete beds stocked with shingle and palm trees. Shed to remain. Log cabin to remain. Outside lights. Access to front via both side gates. Enclosed by panelled fencing.



### Log Cabin

15'8" x 9'1"

Fitted bar. Wooden flooring. Power and light connected. Double glazed windows to front.



## Outside - Front

Designed imprint concrete driveway providing ample off street parking. Private access door to:

## Converted Garage

Sealed unit double glazed door leading to:

## Office

17'6" x 8'8"

Power and light connected. Door to:



## Kitchen/Workspace

18'5" x 7'11"

Fitted wooden rolled edge work surface with inset stainless bowl sink and drainer. Fitted wooden rolled edge worksurfaces ideal for office use. Loft access. Power and light connected. Vinyl flooring. Sealed unit double glazed door to front.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: F

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: None

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## DH 0925

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.



GROUND FLOOR



1ST FLOOR



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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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