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

Sheen's
The *Action* Agents



Woodfield Close

Walton-on-the-Naze, CO14 8UL

Being offered with NO ONWARD CHAIN, Sheen's Estate Agents are delighted to offer for sale this TWO/THREE BEDROOM DETACHED CHALET situated on the popular Frinton Homelands development. The property is within a short stroll of shopping amenities at the Triangle shopping centre and is within one and a quarter miles of Frinton's town centre, mainline railway station and seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two/Three Bedrooms
- 20'4 Lounge/Diner
- Study/Bedroom Three
- 13'3 Kitchen
- Newly Fitted Bathroom
- Gas Central Heated
- Garage & Off Street Parking
- No Onward Chain
- Council Tax Band D
- EPC Rating E







Price £285,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Composite double doors to:

Entrance Hall

Stair flight to first floor. Radiator. Doors to:



Ground Floor Cloakroom

Comprises. Low level WC. Vanity hand wash basin with cupboards under. Storage cupboard. Radiator. Double glazed window to side.



Lounge

20'4 x 11'

Double glazed windows to front and rear. Two radiators. Double glazed door to rear.







Kitchen

13'3 x 11'5

Modern kitchen comprising laminated work surfaces with inset one and half bowl single drainer sink unit. Inset five ring gas hob. Built in oven. Built in fridge and freezer and washing machine. All appliances not tested. Selection of matching cupboards and drawers at eye and floor level. Tiled splash backs. Storage cupboard. Double glazed window to rear. Double glazed door to side.





Bedroom Three/Study

11' x 7'

Double glazed window to side. Radiator. Storage cupboard.



First Floor Landing

Double glazed window to rear. Airing cupboard. Doors to:

Bedroom One

18'1 x 11'1 into wardrobes

Double glazed windows to front and rear. Radiator. Built in mirror fronted wardrobes.





Bedroom Two

10'1 x 8'6 plus recess

Double glazed window to front. Radiator.



Bathroom

New fitted white bathroom suite. Comprises panel bath with brushed brass taps. Independent shower cubicle with wall mounted shower. Low level WC. Hand wash basin. Marble effect aqua panelled walls. Heated towel rail. Double glazed window to rear.





Outside Rear

Mainly laid to lawn. Patio area. Shrub boarders.



Outside Front

Driveway providing off street parking leading to garage. Remainder laid to lawn. Access to rear via gate.



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:

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:

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. These are common for most properties in England and Wales. These should always be looked at by your legal representative who can advise you further

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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.

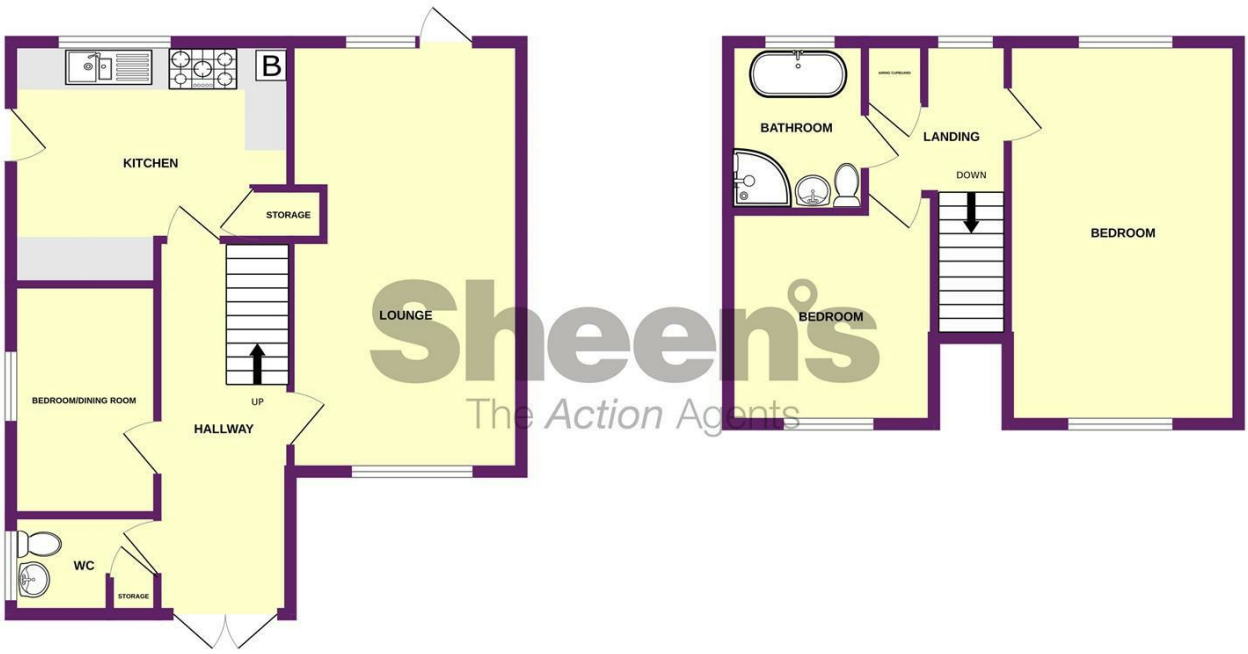
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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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