



Cliff Parade Walton On The Naze, CO14 8HY

Situated in the charming coastal town of Walton On The Naze in a sought after location, Sheen's Estate Agents are delighted in bringing to market this exquisite, FOUR BEDROOM DETACHED HOUSE. 'Holtville' boasts four spacious bedrooms, two inviting reception rooms, ground floor bathroom and first floor en-suites providing versatile accommodation throughout. One of the standout features of this home is the DIRECT SEA VIEWS. The property also includes three well-appointed bathrooms, ensuring convenience for all residents and visitors. Cliff Parade offers a perfect blend of modern living and serene seaside charm and is located just a stones throw away from Walton beach and within a third of a mile of shopping amenities in Walton's town centre and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Four Bedrooms
- Direct Sea Views
- Stunning Kitchen & Bathrooms
- En-Suite's to First Floor Bedrooms
- Ground Floor Bathroom
- Balcony with Remarkable Sea Views
- Electric Security Gate Entrance
- Garage & Ample Off Street Parking
- No Onward Chain
- Council Tax Band - C / EPC Rating - D



Price £695,000 Freehold

Cliff Parade, Walton On The Naze, CO14 8HY

Accommodation comprises with approximate room sizes:-

Composite door with featured double glazed panelled window leading to:

Hall

Laminate flooring. Sealed unit double glazed windows to side and front aspect offering sea views. Spotlights. Open access to:



Lounge

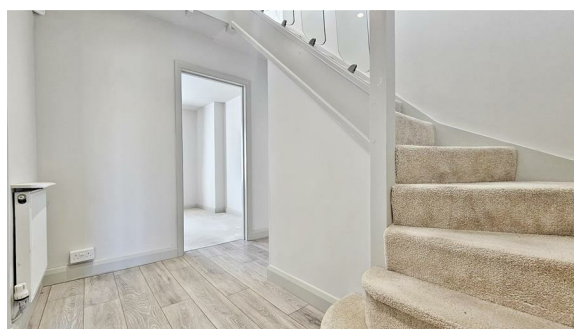
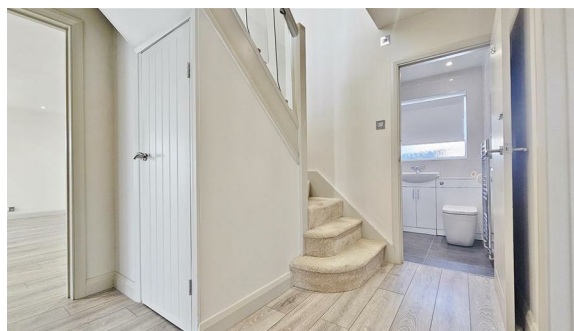
18'5" x 17'6"

Laminate flooring. Spotlights. Radiator. Obscured sealed unit double glazed window to side. Sealed unit double glazed window to front with direct sea views. Open access to kitchen/diner. Open access to:



Inner Hall

Under stairs storage cupboard. Stair flight to first floor with glass balustrade. Laminate flooring. Spotlights. Radiator. Doors to:



Bathroom

White suite comprises of low level WC. Vanity wash hand basin with cupboards under. Fitted round edge bath with bath taps and shower hose attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



Bedroom 3

13'5" x 10'8"

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



Bedroom 4

11'9" max x 9'2"

Large built in wardrobe. Wardrobes to remain. Spotlights. Radiator. Sealed unit double glazed window to rear.



Kitchen/Diner

20'6" max x 18'8"

Beautifully presented modern kitchen fitted with a range of matching high gloss fronted units. Wooden hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit with mixer tap. Fitted central island providing breakfast bar area and a with range of high gloss drawers, cupboards and corner units. Inset Lamona five ring electric hob with extractor hood above. Built in eye level Lamona double electric ovens. Further selection of matching units both at eye and floor level. Under cupboard lighting. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed sliding patio door leading to rear garden.



Alternate Kitchen/Diner View



Landing

Spotlights. Radiator. Sealed unit double glazed 'French' style doors leading to:



Balcony

Stunning direct sea views.



Master Bedroom

17'4" into bay x 13'7"

Air conditioning unit. Built in large eaves storage cupboard providing dressing room space with hanging rails and light connected. Spotlights. Sealed unit double glazed window to front with direct sea views. Door to:



En-Suite

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Fitted shower cubicle with double sliding doors and fitted rainfall shower and wall mounted shower hose attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel. Sealed unit double glazed velux window to rear.



Bedroom 2

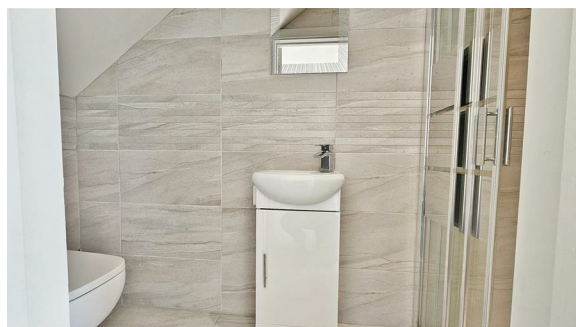
17'4 into bay x 9'1"

Built in eaves storage. Spotlights. Radiator. Sealed unit double glazed window to front with direct sea views. Door to:



En-Suite

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed shower cubicle with sliding door and rainfall and separate shower hose attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan.



Outside - Rear

Raised Porcelain tiled patio area with glass balustrade surrounding. Remainder laid to lawn. Freestanding BBQ stove. Range of stocked garden pots to remain. Steps leading down to turfed area. Outside lights and tap. Summer house to remain. Shed to remain. Access to front via both side gates. Enclosed by panelled fencing and brick walls.



Alternate Outside Rear View



Outside - Front

Security gate entrance leading to block paved driveway providing ample off street parking leading to garage with electric roller door. Beds stocked with hedges.



Alternate Outside Front View



Material Information - Freehold Property

Tenure: Freehold

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

JD/06.25

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.

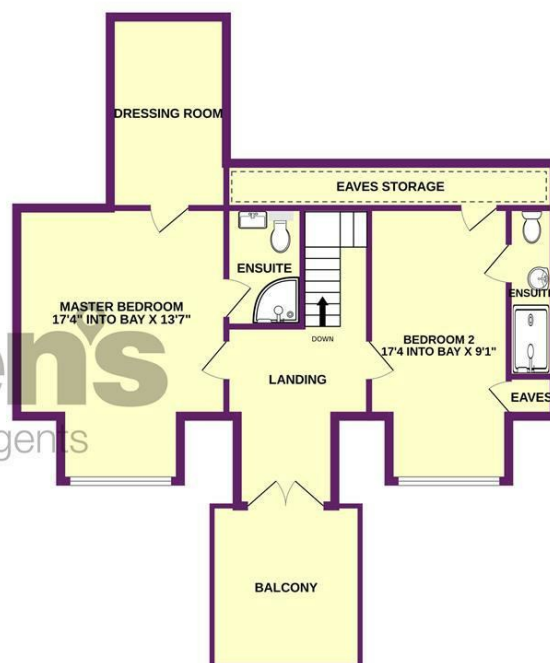
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GROUND FLOOR



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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