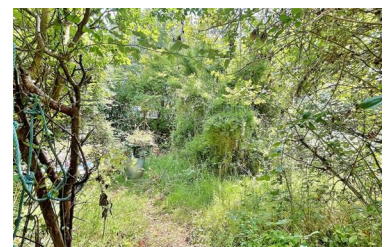




Rochford Way Walton-on-the-Naze, CO14 8SP

**** NO ONWARD CHAIN ****
MODERNISATION REQUIRED ** Situated in a desirable position on the sought after 'Frinton Homelands' development, Sheen's Estate Agents have the pleasure in offering for sale this **THREE BEDROOM DETACHED CHALET**. The property benefits from a secluded garden and is conveniently located within a quarter of a mile of shopping amenities at the Triangle Shopping Centre and is within three quarters of a mile of Frinton's town centre, mainline railway station and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- No Onward Chain
- Three Bedrooms
- Garage & Off Street Parking
- Popular 'Frinton Homelands' Development
- Close to Shops & Amenities
- In Need of Renovation
- Secluded Rear Garden
- Keys to View
- Council Tax Band - D
- EPC Rating - E



Price £240,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:-

Porch

Tiled flooring. Door to:-

Entrance Hall

Radiator. Built in storage cupboard. Doors to :-



Lounge/Diner

20'5" x 11'5"

Two radiators. Sealed unit double glazed sliding door to garden.
Sealed unit double glazed window to front.



Kitchen

13'6" x 11'3"

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Further selection of matching units both eye and floor level. Space for oven. Space fridge & freezer. Plumbing for washing machine. Two built in storage cupboards. Tiled splash back. Vinyl flooring. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.



Bedroom Three/Office

9'10 x 6'11"

Radiator. Sealed unit double glazed window to side.



Cloakroom

Suite comprises of low level w/c. Pedestal hand wash basin. Radiator. Vinyl flooring. Obscured sealed unit double glazed window to side.



Landing

Built in storage cupboard housing hot water cylinder. Sealed unit double glazed window to rear.

Master Bedroom

14'9" x 11'5"

Radiator. Two built in storage cupboard. Sealed unit double glazed window to front.



Bedroom Two

9'8" x 8'11"

Radiator. Sealed unit double glazed window to front.



Bathroom

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted shower cubical with wall mounted shower attachment. Radiator. Part tiled walls. Vinyl flooring. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of trees and shrubs. Enclosed by panelled fencing.



Outside - Front

Hard standing area providing off street parking leading to garage with up and over door. Part paved with pathway leading to entrance door. Remainder laid to lawn. Enclosed by trees and hedges.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

DH/07.25

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.

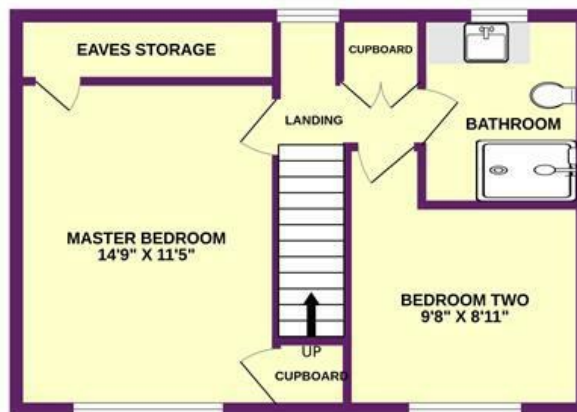
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



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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The Action Agents