



## Southview Drive Walton-on-the-Naze, CO14 8EP

\*\*\* NO ONWARD CHAIN \*\*\* Boasting over three floors of accommodation and situated in a sought after position of Southview Drive, located within a hundred metres of the seafront, Sheen's Estate Agents are pleased to offer for sale this EXTENDED, FOUR BEDROOM SEMI-DETACHED HOUSE. The property benefits from distant sea views from the second floor landing, utility room, a spacious plot offering potential to extend S.T.P.P. two bathrooms and an extended kitchen/diner offering plenty of ground floor space. The property boasts original features throughout and is conveniently situated within half a mile of Walton's town centre and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Four Bedrooms**
- **Distant Sea View From Second Floor Landing**
- **Spacious Plot With Potential to Extend S.T.P.P.**
- **Extended Kitchen/Diner**
- **Utility Room & Connecting Lean To**
- **Detached Garage & Ample Off Street Parking**
- **Ground Floor Bathroom & First Floor Shower Room**
- **No Onward Chain**
- **Sought After Location**
- **Council Tax Band - C / EPC Rating - D**



**Price £425,000 Freehold**

The accommodation comprises approximate room sizes:

Composite door leading to:

## Entrance Hallway

Stair flight to first floor. Solid wood flooring. Under stairs storage cupboard. Radiator. Doors to:



## Lounge

14'8" into bay x 12'5"

Log burner. Solid wood flooring. Wall lights. Radiator. Sealed unit double glazed bay window to front.



## Bathroom

Modern suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed P-shaped bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Fitted cabinet. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Kitchen/Diner

23'3" x 12'4"

Fitted with a range of matching floor level fronted units. Rolled edge work surfaces. Inset stainless sink and mixer tap. Cooker to remain with extractor hood above. Fitted breakfast bar with cupboards under and space for seating area. Built in storage cupboard. Space for fridge/freezer. Solid wood flooring. Splashback. Two radiators. Sealed unit double glazed windows to rear. Sealed unit double glazed double doors leading to rear garden. Open access to:



### Alternate Kitchen/Diner View



### Utility Room

6'3" x 6'2"

Built in larger cupboard with integral shelving and window to rear. Rolled edge work surface with matching cupboards both at eye and floor level. Plumbing for washing machine and dishwasher. Solid wood flooring. Splashback. Sealed unit double glazed window to side. Sealed unit double glazed door leading to:



### Lean To

8'9" x 8'5"

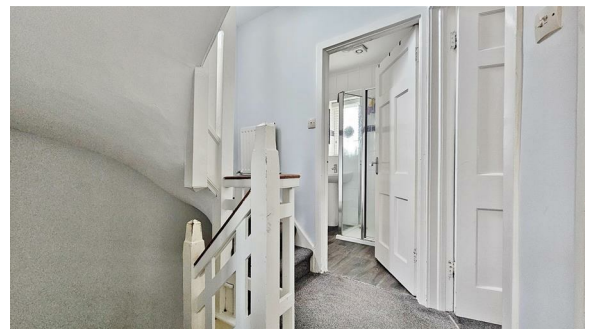
Built in storage cupboard. Wood effect vinyl flooring. Space for tumble dryer. Range of clear and obscured windows and doors to front and rear. Hardwood door leading to:

### Garage

Power/light connected.

## First Floor Landing

Radiator. Doors to:



## Bedroom One

12'5" x 12'

Built in wardrobe. Radiator. Sealed unit double glazed window to front.



## Bedroom Two

11'9" x 11' max

Built in wardrobe. Two radiators. Sealed unit double glazed windows to rear. Sealed unit double glazed double doors leading to potential balcony area.



## Bedroom Four

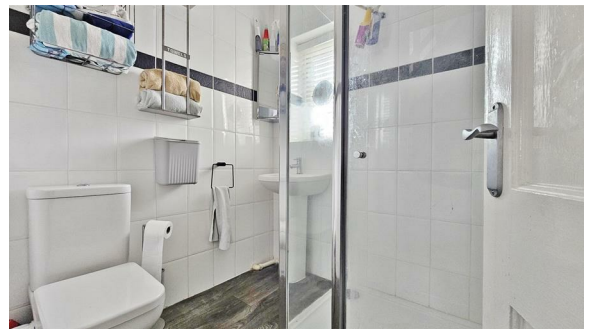
8'9" x 8'1"

Built in airing cupboard. Fitted bookshelf. Radiator. Sealed unit double glazed window to rear.



## Shower Room

Modern suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Fitted shower cubicle with wall mounted shower attachments. Fully tiled walls. Vinyl flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.



### Second Floor Landing

Sealed unit double glazed window to side with distant sea view.  
Doors to:



### Bedroom Three

13'3" x 11'7"

Built in wardrobes. Built in eaves storage cupboard. Radiator.  
Sealed unit double glazed window to rear.



### Outside - Rear

Part concrete area. Remainder laid to lawn. Sheds to remain.  
Potential to extend S.T.P.P. Outside lights and tap. Enclosed by  
panelled fencing.



### Outside - Front

Hardstanding concrete area providing off street parking for several vehicles leading to detached garage with up and over door. Access to rear via lean to door.

### Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D - £2316.58

Any Additional Property Charges: None

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: None

### JD/11.25

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).

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**Sheen's**  
The Action Agents

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

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

