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

Sheen's
The *Action* Agents



Churchfield Road

Walton-on-the-Naze, CO14 8BL

Located in the popular coastal town of Walton-on-the-naze in a cul-de-sac position, Sheen's Estate Agents are pleased to offer for sale this well presented THREE BEDROOM MID TERRACE HOUSE. The property is conveniently situated within a few hundred yards of the town centre and approximately a quarter of a mile of Walton's seafront and mainline railway station with direct links to London Liverpool Street. It is in the valuers opinion that in internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Mid Terrace House
- Three Bedroom
- 24'9" x 12'1" Lounge/Diner
- 9'11" x 8'6" Kitchen
- Gas Central Heating
- Fully Double Glazed
- Close To Seafront
- Amenities Nearby
- Council Tax Band - B
- EPC -







Price £230,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Entrance Hall

Doors leading to;

Lounge/Diner

24'9" x 12'1"

Marble effect fireplace. Sealed unit double glazed windows to front and rear. Radiator.









Kitchen

9'11" x 8'6"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four-ring gas hob with fitted extractor hood above and electric oven under. (all appliances not tested) Further selection of matching units both at eye and floor level. Part tiled walls. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Sealed unit double glazed window to side. Sealed unit double glazed door leading to rear garden.



Landing

Doors leading to;

Bedroom One

11'2" x 9'7"

Radiator. Sealed unit double glazed window to rear.



Bedroom Two

11'4" x 9'5"

Radiator. Sealed unit double glazed window to front.



Bedroom Three

11'4" x 5'9"

Laminate flooring. Radiator. Sealed unit double glazed window to front.



Bathroom

White suite comprising of low level WC. Pedestal wash hand basin with mixer tap. Fitted shower cubicle with integrated shower attachment. Freestanding roll top bath with floor mounted shower attachment. Fully tiled walls. Tiled flooring. Wall mounted combination boiler providing heating and hot water throughout. Wall mounted heated towel rail. Radiator. Obscured sealed unit double glazed window to rear.



Outside Front



Outside Rear





Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £ 1801.78 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:

JB/ 11.26

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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