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

Sheen's
The *Action* Agents



Alfred Terrace

Walton-on-the-Naze, CO14 8PD

Situated in the heart of the popular coastal town of Walton-on-the-Naze, Sheen's have the pleasure in bringing to market this TWO BEDROOM WITH LOFT ROOM MID-TERRACE HOUSE. The property is conveniently located on the fringe of the town centre with its wide range of shopping amenities and also benefits from being within approximately a quarter of a mile from the mainline railway station and seafront. Being offered with NO ONWARD CHAIN, an early viewing is strongly advised to avoid disappointment.

- Two Bedrooms
- Loft Room
- 13'2 Lounge
- 14'6 Dining Room
- 10'2 Kitchen
- Courtyard Style Garden
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating TBC







Price £180,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to

Entrance Porch

Part glazed door to:

Lounge

13'2 x 12'

Double glazed bow window to front. Radiator. Brick fireplace.
Doors to:





Dining Room

14'6 x 13'2

Double glazed doors to garden. Radiator. Stairs to first floor.
Under stair storage cupboard. Door to:





Kitchen

10'2 x 6'10

Laminated work surfaces with inset stainless steel sink until. Inset 4 ring gas hob. Waist height oven. All appliances not tested. Plumbing and space for washing machine, tumble dryer and fridge freezer. Selection of matching units at eye and floor level. Double glazed windows to side.



First Floor Landing

Doors to:

Bedroom One

13'3 x 12

Double glazed window to front. Radiator. Hand wash basin. Storage cupboard.





Bedroom Two

10'3 max x 9'1 max

Double glazed window to rear. Radiator.



Bathroom

White suite. Comprises low level WC. Panel bath. Wall mounted hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Heated towel rail. Double glazed window to side.





Loft Room

15'5 x 13'2

Accessed via spiral staircase. Double glazed window to front. Radiator. Storage cupboard housing gas boiler and emersion heater (not tested).





Outside Rear

Low maintenance courtyard style garden. Timber storage sheds. Rear gate giving access to Alfred Terrace.







Outside Front

Block paved driveway providing off street parking, Remainder being laid to lawn.



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):Yes (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

The property benefits from and is subject to legal rights and reservations originating from a Conveyance dated 30 May 1960. The Land Registry Charges Register for this title contains no active restrictive covenants. We recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries

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.

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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.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



9 ALFRED TERRACE

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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