

FOR SALE

£215,000 Share of Freehold



Princes Esplanade, WALTON ON THE NAZE. CO14 8QD

- No Onward Chain
- First Floor Apartment
- Sea Views From All Windows
- Seafront Location
- Extensive Sea Views
- Two Double Bedrooms
- 17ft Plus Lounge/Diner With Juliet Balcony
- Communal Gardens
- Allocated Parking
- Close to Beach, Shops & Rail Services



PROPERTY DESCRIPTION

Located on the seafront and being sold with NO ONWARD CHAIN is this TWO BEDROOM FIRST FLOOR APARTMENT. The property benefits from extensive sea views and beach from all windows and offers an 17ft plus lounge/diner with Juliet balcony, kitchen, two double bedrooms and bathroom. The property is set in communal gardens and has allocated parking to the rear. It is centrally located within easy access to the shops, beach and rail services. An early viewing is advised in order to appreciate the location of this property.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Entrance door, fitted carpet, smooth and coved ceiling, airing cupboard housing hot water tank (not tested), storage cupboard, storage heater.

LOUNGE/DINER

17' 6" narrowing to 13'5" x 11' 11" (5.33m x 3.63m) Double glazed patio doors to Juliette balcony with views over the beach and sea, fitted carpet, smooth and coved ceiling, two storage heaters.

KITCHEN

9' 11" x 6' 4" (3.02m x 1.93m) Fitted with a range of fronted base, drawer and base units, roll edge work surfaces inset stainless steel single bowl sink and drainer unit. Built in electric oven and hob with extractor over, space for fridge, space for tumble dryer, space and plumbing for washing machine. Double glazed window to side, vinyl flooring, smooth and coved ceiling, tiled splash backs, electric heater.

BEDROOM ONE

13' 5" narrowing to 10'6" x 10' 1" (4.09m x 3.07m) Double glazed windows to front and side aspects, fitted carpet, smooth and coved ceiling, storage heater.

BEDROOM TWO

12' narrowing to 10'3" x 10' 1" plus door recess (3.66m x 3.07m) Double glazed window to front, fitted carpet, smooth and coved ceiling, storage heater.

BATHROOM

7' 5" x 5' 8" (2.26m x 1.73m) Suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer taps and shower attachment over (not tested). Fitted carpet, smooth and coved ceiling, part tiled walls.

EXTERIOR

COMMUNAL GARDEN

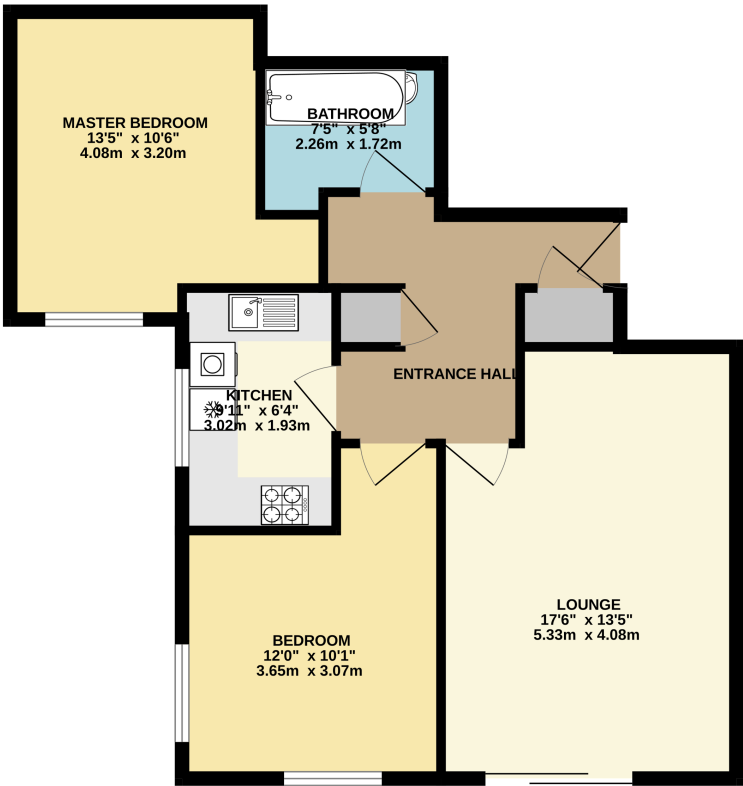
Communal gardens with allocated parking space (NO 24).



FLOORPLAN & EPC



GROUND FLOOR



OCEAN VIEW

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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