



## Luff Way, Walton On The Naze

A well-maintained and thoughtfully laid out one-bedroom bungalow, offering bright living space, modern finishes, and a low-maintenance garden, ideally positioned close to shops, transport links, and the seafront in Walton-on-the-Naze.

Guide price £180,000

# Luff Way

Walton On The Naze, CO14



- No onward chain - ready for a smooth, hassle-free purchase
- Modern fitted kitchen with integrated oven and hob
- Low-maintenance private rear garden with patio and shed
- Well-presented terraced bungalow in a sought-after coastal location
- Generous double bedroom with fitted wardrobes
- Allocated residents' parking and close to local amenities
- Spacious and bright lounge/diner with direct access to the garden
- Contemporary shower room with walk-in enclosure
- Over 60's development

## The Property

This charming bungalow welcomes you with a practical entrance hall offering useful storage, leading through to a spacious lounge/diner filled with natural light. Patio doors open directly onto the garden, creating a seamless indoor-outdoor feel. The kitchen is modern and functional, fitted with sleek units, good worktop space, and integrated appliances. The double bedroom is a comfortable size and benefits from built-in wardrobes, while the shower room is stylishly finished with contemporary tiling and a walk-in glass enclosure. Overall, the home is well-presented throughout and ready to move into.

## The Outside

The rear garden is fully enclosed and designed for ease of maintenance, featuring AstroTurf, a paved seating area, and space for outdoor furniture. A shed is included, along with outdoor lighting and power, making it both practical and enjoyable. To the front and within the development, there is allocated parking for residents.

## The Area

Situated within a quiet and well-kept residential development in Walton-on-the-Naze, this property enjoys a peaceful yet highly convenient setting. The town centre is within easy reach, offering a variety of local shops, supermarkets, cafés, and essential amenities. Walton's railway station provides direct links to Colchester and London Liverpool Street, making it ideal for visiting family or occasional commuting.

The area is particularly popular for its coastal lifestyle, with the nearby seafront, sandy beaches, and scenic walking routes along The Naze and Hamford Water Nature Reserve. For additional amenities, the neighbouring town of Frinton-on-Sea offers a selection of independent shops, restaurants, and a quieter beach setting. The location also benefits from nearby healthcare facilities and a strong sense of community, making it especially appealing for those seeking relaxed, low-maintenance living by the sea.

## Further Information

Tenure - Freehold

Council Tax - Tendring Band A

Property Construction - Brick

Water, sewage, gas and electricity - Mains

Service Charge - Approx. £250 per annum

Sellers position - Vacant, no onward chain

## Mobile Coverage

EE Good outdoor and in-home

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

O2 Good outdoor and in-home

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

3 Variable outdoor

There is a variable chance of getting a good connection that will support services. Basic services such as voice and text messages are more likely to be available. Do not expect coverage indoors.

Vodafone Good outdoor and in-home



# Floor Plan



Total area: approx. 49.5 sq. metres (532.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

## Ernest Luff Court, Frinton-on-sea

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Key: energy efficient - lower running costs</small>		<small>Key: environmentally friendly - lower CO<sub>2</sub> emissions</small>	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	