

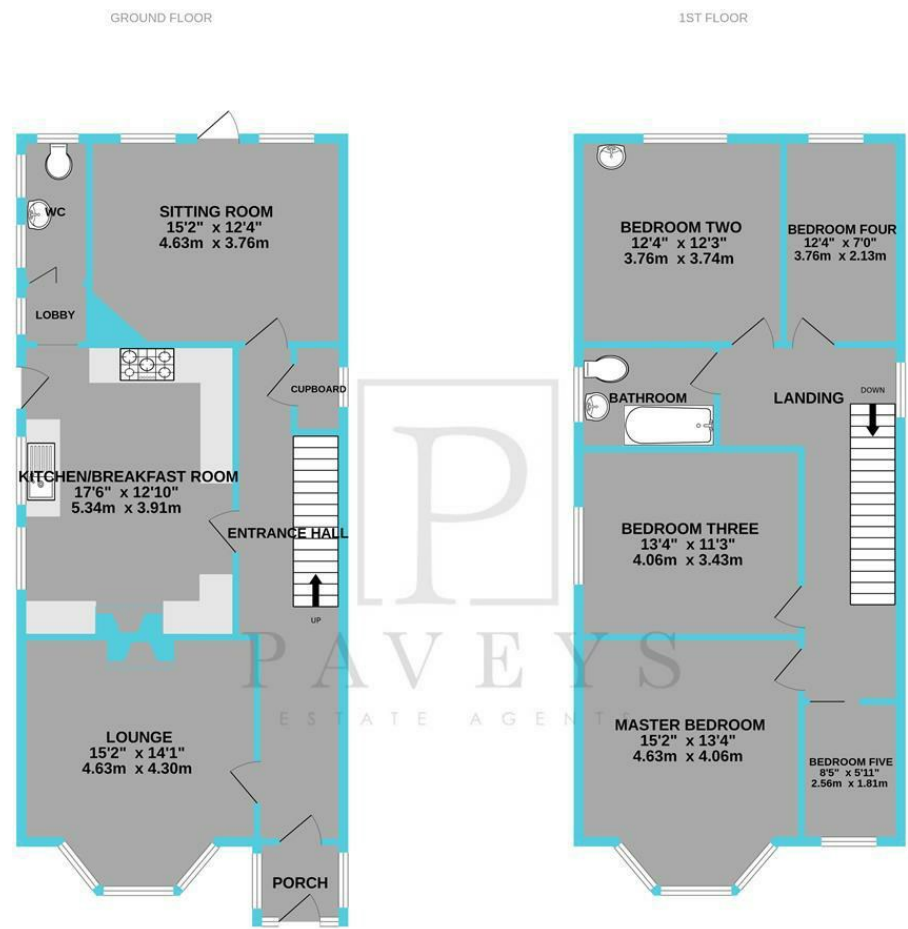


25, Hadleigh Road  
Frinton-On-Sea, CO13 9HQ

Offers in excess of £599,995 Freehold



Paveys have the pleasure in bringing to the market this spacious EDWARDIAN TOWN HOUSE with 120FT REAR GARDEN & NO ONWARD CHAIN located close to the beach in the heart of the COASTAL TOWN of Frinton-on-Sea. This charming property offers light filled accommodation arranged over two floors and boasts an impressive FIVE BEDROOMS. There are some original features throughout the property along with a kitchen breakfast room with wood burning stove, two good size reception rooms, three double bedrooms and two smaller bedrooms and bathroom. There is also potential to extend the property by converting the large loft space. Outside is a large family friendly rear garden, front garden and driveway. The shops and eateries in Connaught Avenue, Frinton Railway Station and all other amenities are all nearby. An internal viewing is highly recommended in order to appreciate this property and its location to the beach. Call Paveys today to arrange your appointment to view!



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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 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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#### PORCH

Wooden glazed entrance door to front aspect, double glazed windows to front and side aspects, pitched and tiled roof.

#### ENTRANCE HALL

UPVC double glazed entrance door, laminate flooring, stair flight to First Floor, under stairs storage cupboard, telephone point, radiator.

#### LOUNGE 15'2 x 14'1 (4.62m x 4.29m)

Double glazed bay window to front, fitted carpet, coved ceiling, feature fireplace with surround and hearth, TV point, radiator.

#### KITCHEN BREAKFAST ROOM 17'6 x 12'10 (5.33m x 3.91m)

Range of over and under counter units, matching display cabinets, worktops, inset stainless steel sink and drainer with mixer tap. Built in Belling Countrychef range oven with extractor hood over, integrated dishwasher, cupboard housing wall mounted Vaillant boiler (installed 2018/not tested by agent). Glazed sash windows to side, tiled flooring, feature fireplace recess with inset wood burning stove and granite hearth, tiled splash backs, opening to Lobby, radiator.

#### LOBBY

Glazed window to side, tiled flooring, door to Cloakroom.

#### CLOAKROOM

White suite comprising low level WC and wall mounted wash hand basin. Glazed windows to rear and side aspects, laminate flooring, radiator.

#### SITTING ROOM 15'2 x 12'4 (4.62m x 3.76m)

Glazed door to rear garden, two glazed sash windows to rear, fitted carpet, coved ceiling, picture rail, feature open fireplace with surround, upright radiator, further radiator.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Spacious landing, glazed window to side, fitted carpet, radiator.

##### MASTER BEDROOM 15'2 x 13'4 (4.62m x 4.06m)

Double glazed bay window to front, fitted carpet, range of fitted bedroom furniture including wardrobes and drawer units, radiator.

##### BEDROOM TWO 12'4 x 12'3 (3.76m x 3.73m)

Double glazed window to rear with views over the garden, fitted carpet, vanity wash hand basin, radiator.

##### BEDROOM THREE 13'4 x 11'3 (4.06m x 3.43m)

Glazed sash window to side, fitted carpet, coved ceiling, radiator.

##### BEDROOM FOUR 12'4 x 7' (3.76m x 2.13m)

Double glazed window to rear with views over the garden, fitted carpet, radiator.

##### BEDROOM FIVE 8'5 x 5'11 (2.57m x 1.80m)

Double glazed window to front, fitted carpet, radiator.

#### BATHROOM

White suite comprising low level WC, vanity wash hand basin with cupboards and drawers below and bath with shower and glass screen over. Sash window to rear, tiled flooring, part tiled walls, spot lights, chrome heated towel rail.

#### OUTSIDE

##### OUTSIDE FRONT

Lawn area with shrub and plant borders, low retaining wall, driveway for off road parking, gated access to rear garden.

##### OUTSIDE REAR

An approximate 120ft private rear garden, paved patio area, lawn area bordered by mature shrub and plant borders, panel fencing, outside tap, timber shed, gated access to front.

#### IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

The property is connected to electric, gas, mains water and sewerage.

#### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

#### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.