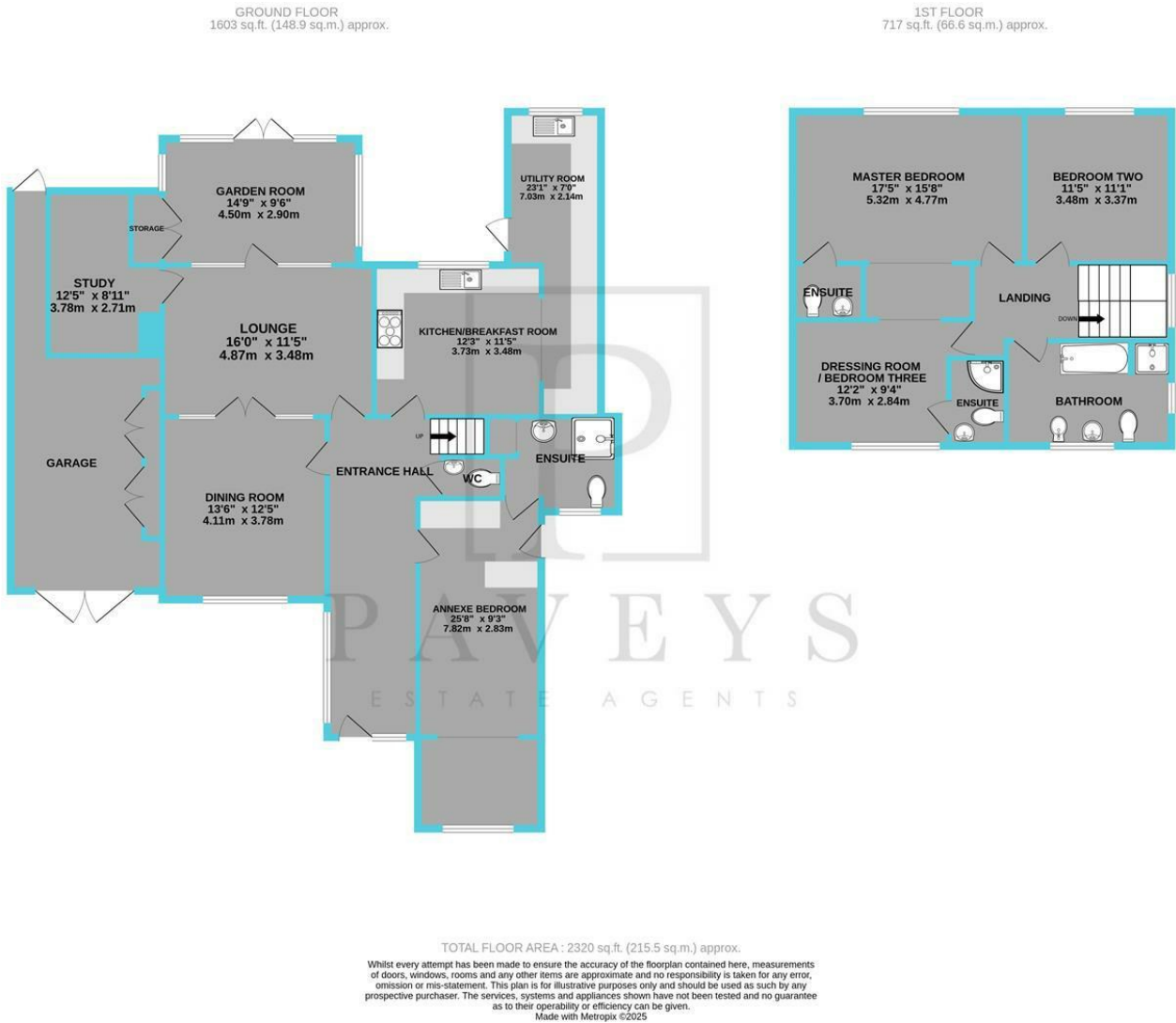




Paveys are delighted to bring to the market this DETACHED SEAFRONT HOUSE with ADDITIONAL ANNEXE ACCOMMODATION and stunning views of the greensward, sea and Frinton's famous CLOCK TOWER SHELTER. This spacious property occupies a prime location at the "sea end" of Third Avenue and offers an impressive 2320 sq ft of accommodation, pretty private rear garden, large garage and in and out driveway. Internally the accommodation comprises of two reception rooms, cosy garden room, spacious kitchen/breakfast room with attached utility room and study. Upstairs is a large master bedroom, two further double bedrooms, two en suites and the family bathroom. The ANNEXE ACCOMMODATION offers open living, kitchenette, shower room and wonderful views. The property is positioned a short stroll from the sandy beach and is conveniently positioned close to Connaught Avenue and Frinton's golf, tennis and cricket clubs. Call Paveys to arrange your appointment to view.



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

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

ENTRANCE HALL 24'2 x 7'7 (7.37m x 2.31m)
Double glazed entrance door with inset glass panel to front aspect, double glazed windows to front and side aspects with greensward and sea views, laminate flooring, smooth and coved ceiling, stair flight to First Floor, integral door to Annexe, two radiators.

CLOAKROOM 4'1 x 3'1 (1.24m x 0.94m)
White suite comprising low level WC and wash hand basin, fully tiled walls, laminate flooring.

DINING ROOM 13'6 x 12'5 (4.11m x 3.78m)
Double glazed window to front with views over the greensward and sea, fitted carpet, smooth and coved ceiling, wooden glazed double doors to Lounge, radiator.

LOUNGE 16' x 11'5 (4.88m x 3.48m)
Double glazed door to Garden Room with two double glazed windows either side, fitted carpet, smooth and coved ceiling, glazed door to Study, radiator.

GARDEN ROOM 14'9 x 9'6 (4.50m x 2.90m)
Double glazed double doors to rear garden, double glazed windows to rear and side aspects with views over the garden, laminate flooring, smooth and coved ceiling, built in storage cupboard, wooden glazed doors to Dining Room, two radiators.

STUDY 12'5 x 8'11 (3.78m x 2.72m)
Double glazed window to rear overlooking the garden, fitted carpet, smooth and coved ceiling, radiator.

KITCHEN/BREAKFAST ROOM 12'3 x 11'5 (3.73m x 3.48m)
Over and under counter units, matching display cabinets, beech effect work surfaces inset ceramic sink and drainer, Miele double oven, Neff induction hob with extractor over, space and plumbing for dishwasher. Double glazed window to rear overlooking the garden, laminate flooring, smooth and coved ceiling, spotlights, fully tiled walls, open access to Utility Room, radiator.

UTILITY ROOM 23'1 x 7' (7.04m x 2.13m)
Matching over and under counter units, beech effect work surfaces, inset white ceramic single bowl sink and drainer, space for American style fridge freezer, space for under counter freezer, space and plumbing for washing machine, wall mounted boiler (not tested by Agent). Double glazed window to rear, UPVC double glazed door to rear, laminate flooring, smooth and coved ceiling, spot lights, fully tiled walls, radiator.

ANNEXE ACCOMMODATION

ANNEXE LOUNGE/BEDROOM & KITCHENETTE 25'8 x 9'3 (7.82m x 2.82m)
Double glazed window to front with beautiful views over the greensward and sea, fitted carpet, smooth and coved ceiling, open access to Kitchen

ANNEXE KITCHENETTE
Cream high gloss over and under counter units, work tops, integrated dishwasher, space for under counter fridge freezer. UPVC double glazed door to side, laminate flooring, smooth and coved ceiling, spot lights, door to Shower Room, radiator.

SHOWER ROOM 8'9 x 7'2 (2.67m x 2.18m)
White suite comprising low level WC, bidet, pedestal wash hand basin and walk in shower. Obscured double glazed window to front, vinyl flooring, smooth and coved ceiling, loft access, fully tiled walls, radiator.

FIRST FLOOR

LANDING
Double glazed window to side, fitted carpet, smooth and coved ceiling, loft access, radiator.

MASTER BEDROOM 17'5 x 15'8 narrowwing to 11'5 (5.31m x 4.78m narrowwing to 3.48m)
Double glazed window to rear with views over the garden, fitted carpet, smooth and coved ceiling, radiator. Door to En-Suite & open access to Dressing Room/Bedroom Three.

EN-SUITE TO MASTER BEDROOM 4'2 x 3'6 (1.27m x 1.07m)
White suite comprising low level WC and wash hand basin. Laminate flooring, coved ceiling, fully tiled walls, radiator.

BEDROOM THREE/DRESSING ROOM 11'5 x 11'1 (3.48m x 3.38m)
Double glazed window to front with beautiful views over the greensward, sea and Frinton's famous clock tower, fitted carpet, smooth and coved ceiling, radiator. Door to En-Suite.

EN-SUITE TO BEDROOM THREE 6'1 x 4'1 (1.85m x 1.24m)
White suite comprising low level WC, wash hand basin and corner shower cubicle with Triton power shower. Laminate flooring, smooth and coved ceiling, fully tiled walls, radiator.

BEDROOM TWO 11'5 x 11'1 (3.48m x 3.38m)
Double glazed window to rear overlooking the garden, fitted carpet, smooth and coved ceiling, radiator.

FAMILY BATHROOM 12'5 x 6'9 (3.78m x 2.06m)
White suite comprising low level WC, pedestal wash hand basin, bidet, panel bath with mixer taps and shower attachment over and recessed shower, fitted carpet, smooth ceiling, fully tiled walls, heated towel rail.

OUTSIDE FRONT
Block paved in and out driveway providing off road parking for several vehicles, hedgerow borders, mature flower and shrub beds, gated access to rear.

OUTSIDE REAR
A pretty and very private garden with large patio area, lawn area bordered by mature plants, flowers and shrubs, magnolia tree, courtesy door to Annexe Accommodation, courtesy door to Garage, exterior power point, outside tap, timber shed, gated access to front.

GARAGE
Double doors to front aspect, vinyl flooring, outside tap, smooth ceiling, range of fitted storage cupboards, double glazed courtesy door and window to rear garden.

IMPORTANT INFORMATION
Council Tax Band: F
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
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 there solicitor or surveyor. Note: the floorplans are not to scale and are for illustration purposes only.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.