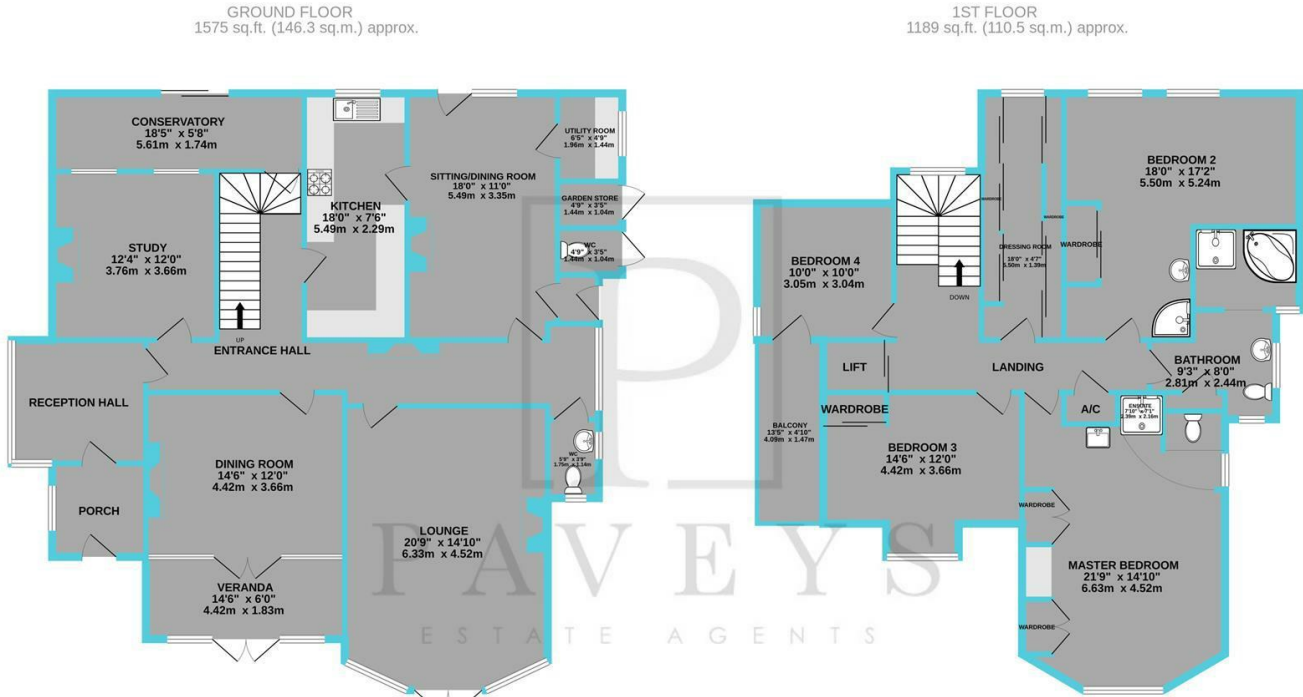


"Selwyn Lodge" is a CHARACTERFUL PROPERTY with ESTABLISHED GARDENS in a PRIME LOCATION positioned on The Esplanade in Frinton-on-Sea. This traditional and much loved family home offers an impressive 2764 sq ft of accommodation over two floors with ample room for family and friends to visit and enjoy everything that Frinton-on-Sea has to offer. Key features include wonderful high ceilings, a beautiful South facing lounge, three further reception rooms, conservatory, master bedroom suite with sea views, a further three bedrooms, seafront balcony and even an internal lift! The South facing front gardens sits adjacent to Frinton's Greensward and has a charming veranda and established hedgerows which shield the property from the road. There is an large rear garden, shingled courtyard, detached garage and gated driveway. This is a rare opportunity to purchase one of Frinton's character houses and part of Frinton's rich history! Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs		74	Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A		(92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G	30	(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

PORCH
Hardwood entrance door to front aspect, feature stained glass windows to front, double glazed window to side, laminate flooring, pitched ceiling.

RECEPTION HALL
Glazed entrance door, glazed sash windows to front and side aspects, laminate flooring, pitched ceiling, door to Entrance Hall, radiator

ENTRANCE HALL
Feature stained glass windows to side, fitted carpet, picture rail, ornate fireplace with surround and hearth, stair flight to First Floor, built in cupboards, stair flight to First Floor, radiator.

DINING ROOM 14'6" x 12' (4.42m x 3.66m)
Glazed double doors to the veranda, sash windows to front, laminate flooring, ornate coving, picture rail, ornate fireplace with surround and hearth, radiators.

VERANDA 14'6" x 6' (4.42m x 1.83m)
Glazed double doors to the front garden, glazed windows to front, tiled flooring.

LOUNGE 20'9" x 14'10" (6.32m x 4.52m)
Wooden glazed double doors to front, wooden sash windows to front and side aspects, laminate flooring, beautiful open fireplace with marble surround and hearth, picture rail, wall lights, feature ceiling rose, radiators.

STUDY 12'4" x 12' (3.76m x 3.66m)
Two glazed sash windows to rear, laminate flooring, ornate coving, feature fireplace with wooden surround and hearth, radiators.

CONSERVATORY 18'5" x 5'8" (5.61m x 1.73m)
Double glazed sliding patio doors to rear garden, wooden glazed windows to rear, poly carb roof.

SITTING ROOM/DINING ROOM 18' x 11' (5.49m x 3.35m)
Glazed door to rear garden, wooden sash window to rear, laminate flooring, coved ceiling, picture rail, feature ornate fireplace with wooden surround and marble hearth, wall lights, door to Kitchen, glazed doors to side porch and Utility Room, loft hatch, radiator.

KITCHEN 18' x 7'6" (5.49m x 2.29m)
Over and under counter units, work tops, inset sink and drainer with mixer tap. Zanussi double oven and hob with extractor over, space for fridge freezer, space and plumbing for dishwasher. Sash window to rear, laminate flooring, part panelled walls, radiator.

UTILITY ROOM 6'5" x 4'9" (1.96m x 1.45m)
Fitted under counter sink unit with stainless steel sink and drainer. Window to side, tiled flooring, part tiled walls, space and plumbing for washing machine, space for tumble dryer, radiator.

CLOAKROOM 5'9" x 3'9" (1.75m x 1.14m)
Suite comprising low level WC and pedestal wash hand basin. Feature porthole window to front, window to side, laminate flooring, coved ceiling, fully tiled walls, radiator.

FIRST FLOOR
FIRST FLOOR LANDING
Split level landing, glazed window to side, built in airing cupboard, door to internal lift, fitted carpet, pitched ceiling, radiator.

MASTER BEDROOM 21'9" x 14'10" (6.63m x 4.52m)
Sash windows to front with sea views, window to side, laminate flooring, feature fireplace, extensive range of fitted wardrobes and dressing table, pedestal wash hand basin, ensuite with tiled shower cubicle and low level WC with retaining curtain, part tiled walls, radiator.

BEDROOM TWO 18' x 17'2" (5.49m x 5.23m)
Sash windows to rear overlooking the garden, fitted carpet, wall lights, radiators. Open access to shower room comprising white pedestal wash hand basin and corner shower cubicle, fitted wardrobe with sliding doors, wall mounted mirror with light.

DRESSING ROOM 18' x 4'7" (5.49m x 1.40m)
Wooden sash window to rear with views over the garden, laminate flooring, extensive range of fitted wardrobes with mirror fronted sliding doors, dressing table with feature lighting, radiator.

BEDROOM THREE 14'6" x 12' (4.42m x 3.66m)
Sash window to front aspect with sea views, fitted carpet, fitted wardrobe with mirror fronted sliding door, pitched ceiling, radiator.

BEDROOM FOUR 10' x 10' (3.05m x 3.05m)
Wooden glazed window to side, wooden glazed door to seafront balcony, carpet tile flooring, panelled walls, eaves storage, radiator.

BALCONY 13'5" x 4'10" (4.09m x 1.47m)
Private balcony with retaining railings and direct sea views.

BATHROOM
White suite comprising low level WC, pedestal wash hand basin, corner bath with shower attachment and tiled shower cubicle. Wooden glazed windows to front and side aspects, vinyl flooring, fully tiled walls, radiator.

OUTSIDE FRONT
Private South facing garden, lawn area bordered by established hedgerows which shield the property from the road, flower borders and beds. Gated pathway with pergola over, gated driveway to the front of the garage providing ample off road parking.

OUTSIDE REAR
Commencing with a pretty paved and shingled court yard area with retaining shrubs. This leads to an extensive lawn area which is bordered by a vast array of established plants and shrubs, trees, brick wall and panel fencing. Greenhouse, timber sheds, outside tap, courtesy door to Garage, security lighting, gated access to side.

DETACHED GARAGE
Pitched and tiled roof, wooden double doors to front, glazed windows to rear, courtesy door to rear garden.

IMPORTANT INFORMATION
Council Tax Band: G
Tenure: Freehold
Energy Performance Certificate (EPC) rating: F
The property is connected to electric, oil, mains water and sewerage.

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.

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.

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.