



## Easton Way Frinton-On-Sea, CO13 9NU

Situated within a stones throw of the SEAFRONT in a quiet, no through road inside the Frinton 'GATES', we have the pleasure in bringing to market this completely modernised THREE BEDROOM DETACHED BUNGALOW. The property boasts well proportioned, good sized rooms with a manageable rear garden and a modern fitted kitchen and bathroom. Conveniently located within a short stroll of shopping amenities in Frinton's town centre, an early viewing is strongly advised to avoid disappointment.

- Three Bedrooms
- Modern Shower Room
- Two Conservatory's
- Low Maintenance Garden
- In & Out Driveway
- Garage
- Private Road
- Inside Frinton Gates
- No Onward Chain
- EPC Rating D / Council Tax Band D



**Offers In Excess Of £430,000 Freehold**



Accommodation comprises with approximate room sizes:-

Composite door leading to:

### Porch

LVT flooring. Obscured sealed unit double glazed door leading to:



### Hallway

Loft access with pull down ladder leading to combination boiler providing heating and hot water throughout. LVT flooring. Radiator. Doors to:



### Bedroom One

13'3" into bay x 9'6" into ward

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed bay window to front.



### Bedroom Two

10'10" x 9'5"

Radiator. Sealed unit double glazed window to front.



### Bedroom Three

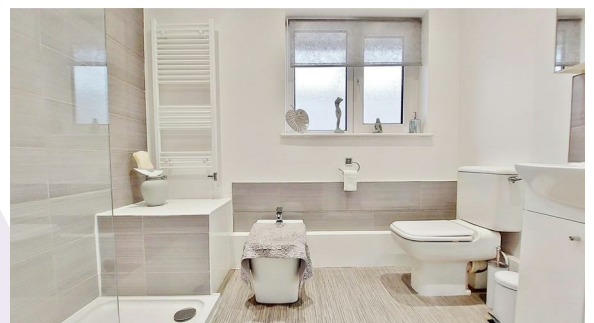
10'10" x 6'11"

Fitted wardrobes. Fitted shelving. Radiator. Obscured sealed unit double glazed window to side.



### Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Fitted shower cubicle with wall mounted shower attachment. Bidet. Built in airing cupboard. Part tiled walls. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Kitchen/Diner

15'9" x 10'4"

Fitted with a range of matching white high gloss fronted units. Granite effect squared edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Built in microwave. Further selection of matching high gloss units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Under cupboard spotlights. Toughened glass splashback. Vinyl flooring. Spotlights. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to conservatory 1.



## Lounge

16'5" x 11'5"

Wall mounted electric fire. Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed sliding patio doors leading to:



## Conservatory 2

11'9" x 5'10"

Vinyl flooring. Sealed unit double glazed windows to side. Sealed unit double glazed sliding patio doors leading to rear garden. Open access to:





### Conservatory 1

11'9" x 5'10"

Vinyl flooring. Wall light. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to:



### Covered Area/Utility Room

39'1" x 9'3" both max

Vinyl flooring. Fitted work surface with cupboards at both at eye and floor level. Plumbing for washing machine. Outside tap. Obscured sealed unit double glazed door access to front. Sealed unit double glazed window to side and rear aspect. Sealed unit double glazed door leading to:



### Outside - Rear

Low maintenance paved garden. Array of shrubs and flowers. Shed to remain. Private access door to garage with power/light connected. Enclosed by panelled fencing.



### Outside - Front

Blocked paved in & out driveway providing off street parking for several vehicles leading to garage with up and over door. Enclosed by panelled and picket fencing.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

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## JD 1125

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

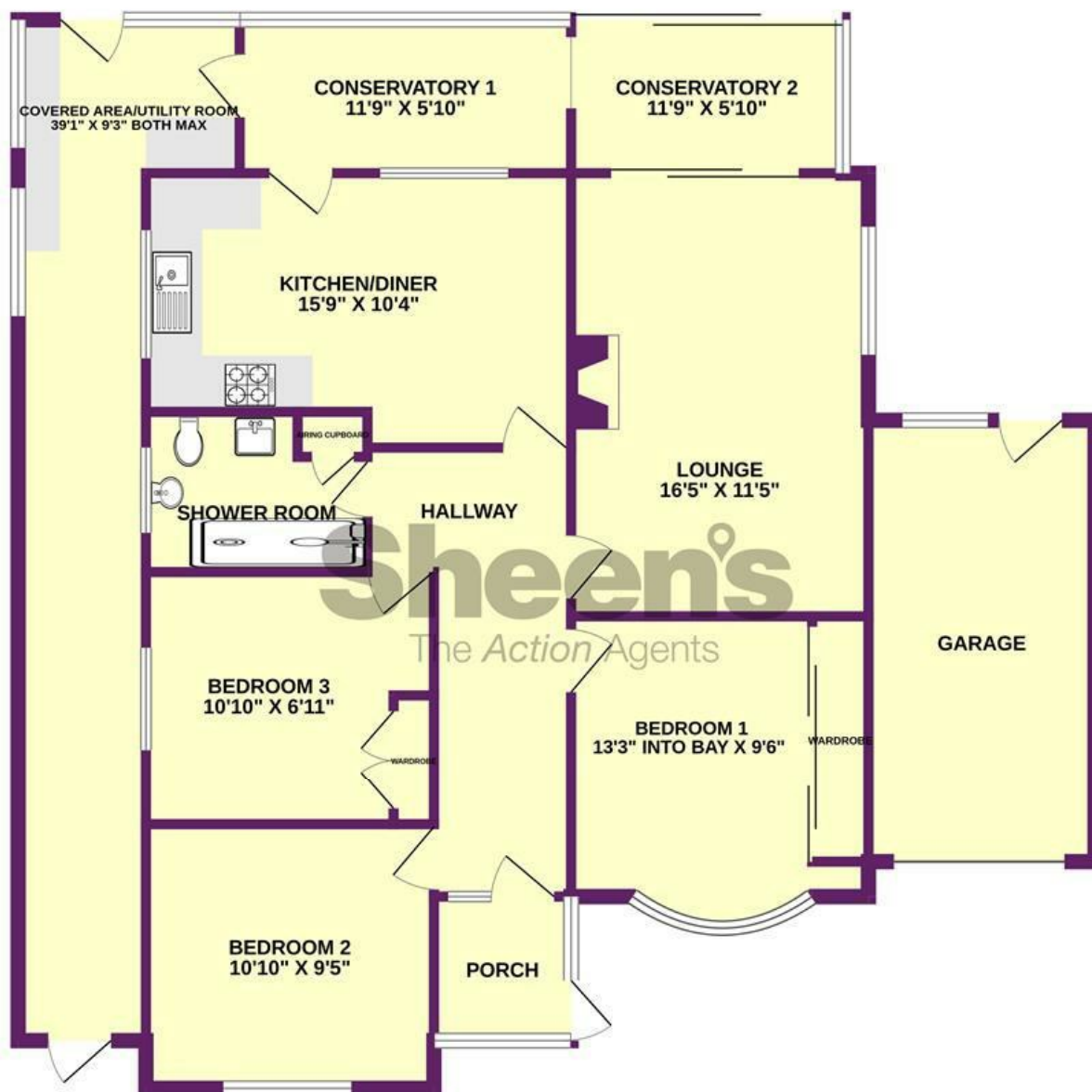
## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





## GROUND FLOOR



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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## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents