

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
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**Sheen's**  
The Action Agents



## Ferndown Road Frinton-On-Sea, CO13 9LS

\*\* STUNNING COUNTRYSIDE VIEWS, INSIDE THE GATES \*\* Situated within the Frinton 'Gates' and boasting stunning countryside views to the rear is this spacious FOUR BEDROOM, TWO RECEPTION DETACHED CHALET. The property is in need of modernisation throughout and has an added benefit of being offered with NO ONWARD CHAIN. The property boasts a large lounge/sitting room, ground floor wet room and first floor bathroom, 71' south/west facing rear garden, double garage and a newly installed boiler in December 2023. Perfectly situated with a half a mile of the 'Greensward' and Seafront, town centre and mainline railway station this property is not to be missed and an early viewing is strongly recommended.

- Four Bedrooms
- Two Reception Rooms
- Ground Floor Wet Room & First Floor Bathroom
- Stunning Countryside Views
- Modernisation Required
- Detached Double Garage & Parking
- Close To Seafront & Amenities
- No Onward Chain
- 71' South/West Facing Rear Garden
- EPC Rating C/ Council Tax Band - E



**Price £630,000 Freehold**

### Accomm comprises with

Accommodation comprises with approximate room sizes:-

Obscured hardwood entrance door with obscured full length glazed panel leading to:

### Entrance Hall

Built in storage cupboard. Door to:

### Lounge/Sitting Room

20' nar 10'6" x 19'1" nar to 12'1"

Ornamental feature fireplace with electric fire under. Stair flight to first floor. Three radiators. Sealed unit double glazed window to rear. Sealed unit double glazed door to rear. Door to inner hall. Double doors leading to:



## Dining Room

10' x 9"

Radiator. Sealed unit double glazed window to rear. Door to:



## Kitchen

10'7" x 9'10"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset bowl sink drainer unit with mixer tap. Inset four ring gas hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Built in eye level oven. Further selection of matching units at both eye and floor level. Plumbing for automatic washing machine. Space for fridge. Newly installed wall mounted combination boiler (December 2023). Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side.



## Inner Hall

Built in storage cupboard. Doors to:



### Bedroom Three

15' x 10'

Built in double wardrobe. Radiator. Sealed unit double glazed window to side and rear aspect.



### Bedroom Four

11'7" x 8'9"

Built in double wardrobe. Radiator. Sealed unit double glazed window to front.



### Wet Room

Low level W/C. Pedestal wash hand basin. Wall mounted electric shower with soak away. Wall mounted mirrored cabinet. Fully tiled walls. Heated towel rail. Obscured sealed unit double glazed window to side.



## First Floor

### Landing

Loft access. Door to:



### Master Bedroom

15'7" x 12'4"

Built in wardrobe. Two built in eaves storage cupboards. Radiator. Sealed unit double glazed window to rear with stunning countryside views.



## Bedroom Two

12'10" x 12'5"

Fitted wardrobe with sliding doors. Two built in eaves storage cupboards. Radiator. Sealed unit double glazed window to front.



## Bathroom

Suite comprising of wash hand basin. Panelled bath. Part tiled walls. Heated towel rail. Obscured sealed unit double glazed window to side.



## Separate W/C

Low level W/C. Obscured sealed unit double glazed window to side.



Outside - Rear

71'

South/West facing. Part patio area. Remainder laid to lawn. array of shrubs and bushes. Countryside view to rear. Access to front via both sides.



### Alternate Rear View



### Outside - Side

Paved patio area. Private access door to garage. Open access to front.



### Outside - Front

Paved hard standing area providing off street parking leading to double garage. Part laid to lawn. Array of bushes.





### Disclaimer - wide angle lens etc.

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

### Anti Money Laundering

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Gas

(Electricity): Gas

(Water): Gas

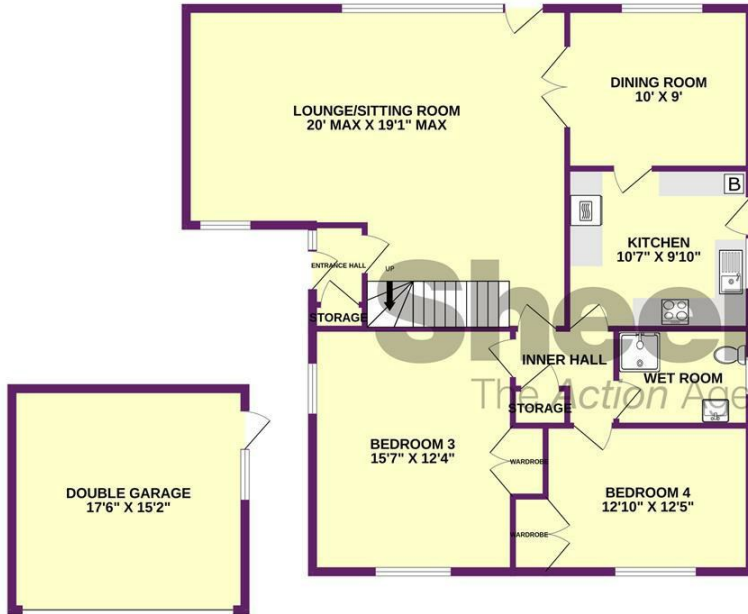
(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

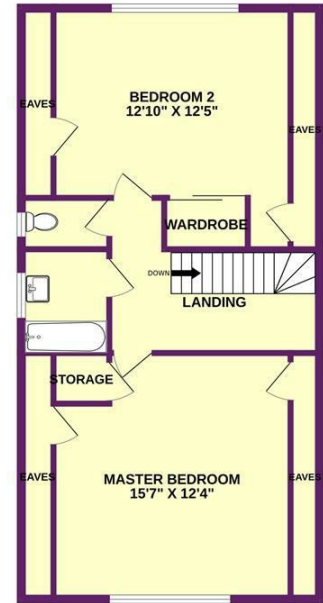
Non-Standard Property Features To Note:



GROUND FLOOR



1ST 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

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