



Harold Road Frinton-On-Sea, CO13 9BE

*** RENOVATION PROJECT *** Located within 300 Metres of Frinton's Seafront and Town Centre and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this SUBSTANTIAL, FOUR DOUBLE BEDROOM DETACHED HOUSE. The property is in need of full renovation but benefits from a large balcony area, two en-suite's, 2000sq feet of accommodation and huge potential for a stunning FAMILY HOME. The property is located inside Frinton's prestigious 'Gates' with Frinton's Seafront and Greensward a stones throw from the property along with the town centre and mainline railway station which are within a short stroll. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Double Bedrooms
- Two En-Suites
- Spacious Lounge
- South Facing Rear Garden
- In & Out Driveway
- Garage & Off Road Parking
- Balcony With Partial Sea Views
- Substantial Family Home
- Renovation Required
- Council Tax Band - F / EPC Rating - E



Price £575,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured hardwood door leading to:

Entrance Hall/Dining Room

19'11" x 13'8" max

Stair flight to first floor. Built in storage cupboard housing hot water cylinder and floor mounted boiler providing heating and hot water throughout. Radiator. Spotlight. Window to rear garden. Door leading to rear garden. Door to:



Bedroom Two

15'10" x 10'10"

Radiator. Window to front. Door to:



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath. Part tiled walls. Tiled flooring. Radiator. Obscured window to side.



Lounge

21'3" x 13'10"

Spotlights. Radiator. Windows to rear. Sealed unit double glazed sliding double doors leading to rear garden.



Kitchen/Breakfast Room

19'11" x 8'11"

Fitted with a range of fronted units. Hard edge work surfaces. Inset stainless bowl sink and double drainer unit. Cooker to remain. Further selection of units both at eye and floor level. Part tiled walls. Tiled flooring. Radiator. Windows to front and rear aspect. Door to:



Garage

20'9" max x 11'1"

Power/light connected. Double doors leading to rear garden. Door to utility cupboard housing plumbing for washing machine and obscured window to rear. Utility cupboard also has potential to be turned back into a ground floor cloakroom.



Landing

Vertical windows to front. Obscured window on stair case. Doors to:



Master Bedroom

12'11" x 12'6"

Fitted wardrobes and dressing table. Radiator. Windows to rear. Door to balcony with partial/distant sea view. Door to:



En-Suite

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed shower cubicle with wall mounted shower attachment. Tiled splashback. Tiled flooring. Radiator. Obscured windows to front.



Bedroom Three

12'4" x 11'8"

Fitted wardrobes. Loft access with pull down ladder. Radiator. Windows to rear. Door leading to balcony.



Bedroom Four

12'11" x 11'4"

Fitted wardrobes. Oak flooring. Downlights. Radiator. Window to rear. Door leading to:



Balcony

Seating area with partial sea views. Outside lights.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Loft access. Radiator. Obscured window to front.



Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, trees, shrubs and bushes. Access to front via side gate. Double doors leading to garage. Enclosed by panelled fencing.



Outside - Front

In & Out driveway providing off street parking leading to garage with up and over door. Beds stocked with an array of shrubs and trees. Enclosed by brick wall.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: F

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/03.24

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.

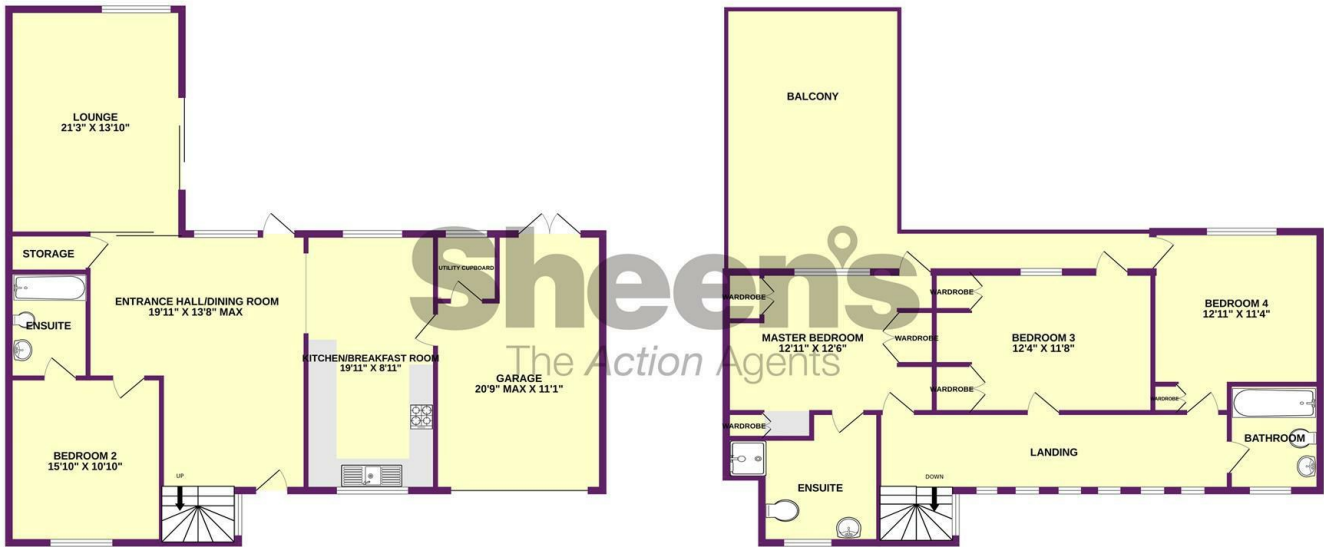
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have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

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.



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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