



Fourth Avenue Frinton-On-Sea, CO13 9DU

Boasting distant Sea Views and situated in the 'Avenues' in one of the most sought after roads inside Frinton's prestigious 'Gates', Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented PERIOD SEVEN BEDROOM DETACHED HOUSE. This beautiful property offers 3,325 Sq Ft of character filled accommodation over three floors and boasting four reception rooms, 18' master bedroom with an en-suite, 73' rear garden and the potential for a self contained annexe on the top floor. The property benefits from being within close proximity of the Golf course, Cricket ground, Tennis club, shopping amenities in Connaught Avenue, Seafront and mainline railway station with links to London Liverpool Street. It is in the valuers opinion an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Seven Bedrooms**
- **18' Master Bedroom & En-Suite**
- **Four Reception Rooms**
- **21'5" Orangery Leading To Rear Garden**
- **Character Property In 'Avenues' Location**
- **3,325 Sq Ft Over Three Floors**
- **Partial Sea Views**
- **73' Rear Garden**
- **Must Be Viewed**
- **EPC Rating E/ Council Tax Band - G**



Price £975,000 Freehold

Accommodation comprises with approximate room sizes:-

Original hardwood entrance door leading to:

Entrance Lobby

Fitted coir matting. Built in cupboard. Feature transom windows to entrance hall. Open access leading to:

Hallway

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Doors to:



Lounge

18' x 13'10"

Ornamental feature fireplace with marble surround and electric fire under. Laminate flooring. radiator. Double glazed window to side. Double glazed bay sash windows to front.



Dining Room

17'10" x 14'

Original cast iron feature fireplace with ornamental mantle. Laminate flooring. Double glazed sash windows to front. Archway leading to:



Breakfast Room

14' x 13'

Laminate flooring. Floor and over head storage cupboards. Radiator. Double glazed sash windows to rear and side aspect. Door to:



Kitchen

13' x 9'9"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel one and half bowl sink drainer unit. Further selection of matching units at both eye and floor level. Glass display cupboard. Space for 'Rangemaster' style cooker with fitted extractor fan above. Plumbing for automatic dishwasher and washing machine. Part tiled walls. Three double glazed windows to side aspect. Door to leading to:



Utility Room

Wood flooring. Loft access. Space for tumble dryer and fridge/freezer. Obscured 'Georgian' style door giving access to rear.

Cloakroom

White suite comprising of low level W/C. Pedestal wash hand basin. Laminate flooring. Part tiled walls. Obscured 'Georgian' style double glazed window to rear.



Boiler Room

Wall mounted boiler providing heating and hot water throughout. Obscured 'Georgian' style double glazed window to rear.

Sitting Room

13'9" x 11'9"

Ornamental feature fireplace. Laminate flooring. Two double glazed sash windows to orangery. Double glazed door to giving access to:



Orangery

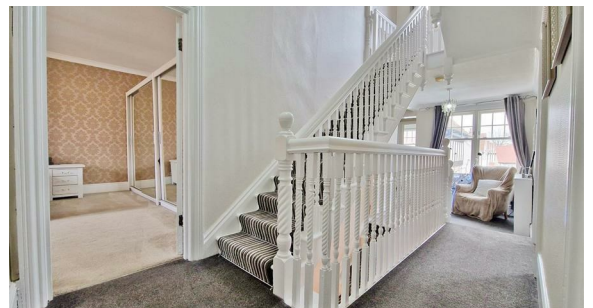
21'5" x 11'9"

Part brick base. Pitched glass roof with ceiling down lights. Two electric 'Velux' skylights. Tiled flooring with under floor heating. Double glazed sash windows to rear and side aspect. Double glazed 'French' style doors giving access to rear.



First Floor Landing

Stair flight to second flooring. Walk in airing cupboard. Radiator. Double glazed sash windows to rear aspect. Doors to:



Master Bedroom

18' x 15'10"

Fitted wardrobes to one wall. Radiator. Three double glazed sash windows to front aspect. Door giving access to:



En-Suite

Modern fitted white suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Double length shower cubicle with fitted glass shower screen. Part tiled walls. Obscured double glazed sash windows to front.



Bedroom Two

14-8" x 12'6"

Radiator. Three double glazed sash windows to front



Bedroom Three

14'3" x 12'5"

Radiator. Two double glazed sash windows to rear.



Bedroom Four

14'5" x 13'7"

Ornamental feature fireplace with tiled surround. Radiator. Double glazed sash windows to side and rear aspect.



Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with shower attachment. Fitted corner shower cubicle with wall mounted integrated shower. Part tiled walls. Radiator. Double glazed sash windows to rear and side aspect.



Second Floor Annexe Potential

Double glazed sash window to rear. Door to:



Hallway

Doors to:



Bedroom Five

14'5" x 11'7"

Built in eaves storage cupboard. Radiator. Two double glazed sash windows to side with distant sea views.



En-Suite

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath. Part tiled walls. Double glazed sash window to side.

Bedroom Six

14'4" x 9'1"

Radiator. Double glazed sash window to side.



Bedroom Seven

14'8" x 7'2"

Built in eaves storage cupboard. Radiator. Double glazed sash window to side.



Bedroom Eight/Office

8'1" x 6'3"

Radiator. Two double glazed sash windows to front with distant sea views.



Shower Room

White suite comprising of low level W/C. Pedestal wash hand basin. Fitted shower cubicle with integrated shower. Built in eaves storage. Fully tiled walls.



Outside - Rear

73' Lard patio entertaining area. Majority laid to lawn. Further patio seating area. Private door to garage. Mature trees. Outside lighting. Door to W/C. Enclosed by panel fencing.



Outside - Front

Walled garden. Part laid to lawn with flowers and shrubs. Hard standing area to both sides of property providing off street parking with one leading to garage.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: G

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/04.24

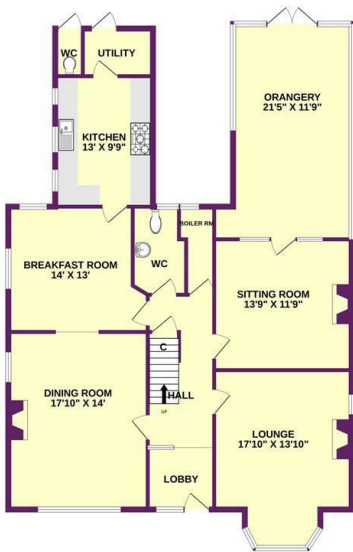
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



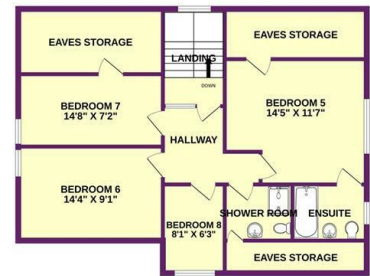
GROUND FLOOR



1ST FLOOR



2ND 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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