



Upper Second Avenue Frinton-On-Sea, CO13 9LL

**** NO ONWARD CHAIN **** Perfectly situated **INSIDE THE GATES** on a quiet 'Upper Avenues' location, is this **CHARMING, CHARACTER THREE/FOUR BEDROOMED DETACHED CHALET BUNGALOW**. 'Viking' boasts flexible accommodation with a bedroom/office on the ground floor, 28'6" lounge/diner with front and rear aspects, ground floor cloakroom, 54' mature rear garden and off street parking to the front. 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. An early viewing is strongly advised to appreciate the accommodation which is on offer.

- **Three/Four Bedrooms**
- **Ground Floor Bedroom/Office**
- **Character Property Inside The Gates**
- **28'6" Lounge/Diner**
- **16'2" Sitting Room/Conservatory**
- **Cloakroom & Utility Room**
- **54' Well Established Rear Garden**
- **No Onward Chain**
- **Off Street Parking**
- **EPC rating E / Council Tax Band - E**



Offers In Excess Of £625,000 Freehold

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Accommodation comprises with approximate room sizes:-

Sealed unit double glazed Georgian style door with sealed unit double glazed Georgian style window leading to:-

Entrance Porch

Tiled flooring. Sealed unit double glazed Georgian style window to side. Original obscured hardwood entrance door with side glazed panel leading to:-



Hallway

Stair flight to first floor. Under stairs storage cupboard. Radiator. Door to:-



Lounge/Diner

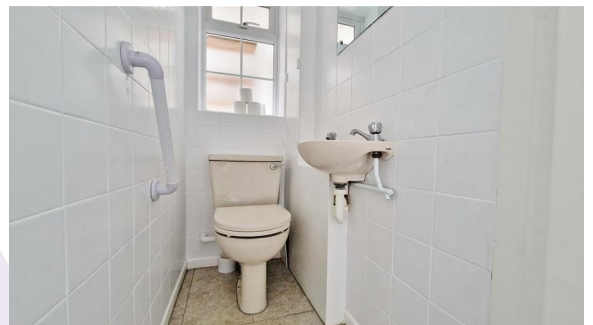
29' x 12'5"

Marble fire surround with inset fire under. Two radiators. Two sealed unit double glazed Georgian style windows to side. Sealed unit Georgian style bay window to front. Sealed unit double glazed Georgian style patio doors giving access to rear.



Cloakroom

Low level w/c. Wash hand basin. Fully tiled walls. Obscured sealed unit double glazed Georgian style window to side.



Kitchen

10'4" x 9'10"

Fitted with a range of matching white fronted units. Marble effect rolled edge worksurfaces. Inset one and a half bowl ceramic sink with mixer tap. Inset four ring electric hob with extractor hood above. Built in eye level oven. Further selection of matching units at both eye and floor level. Integrated dishwasher. Wall mounted boiler providing heat and hot water throughout. Plinth heater. Part tiled walls. Sealed unit double glazed Georgian style window to rear. Open access to:-



Sitting Room / Conservatory

12'3 max x 16'2"

Radiator. Obscured sealed unit double glazed Georgian style windows to side. Sealed unit double glazed Georgian style windows to alternate side and rear aspect. Door giving access to rear. Obscured sealed unit double glazed Georgian style door giving access to utility room. Door to:-



Bedroom 4/Office

16'5" x 8'7"

Sealed unit double glazed Georgian style window to front. Sealed unit double glazed Georgian style door to front.



Utility Room

7'1" x 3'7"

Fitted shelving. Plumbing for washing machine. Obscured corrugated glass roof lantern. Sealed unit double glazed Georgian style window to front.



First Floor Landing

Loft access. Doors to all rooms. Door to:-



Bedroom 1

13'9" x 10'5"

Fitted wardrobes. Fitted drawers, shelving and over head storage. Radiator. Sealed unit double glazed Georgian style window to rear. Sealed unit double glazed Georgian style window to side.



Bedroom 2

13'4" x 10'9"

Built in wardrobe with over head storage. Fitted shelving. Radiator. Sealed unit double glazed Georgian style window to front.



Bedroom 3

10'5" x 8'8"

Airing cupboard with fitted shelving and radiator. Radiator. Sealed unit double glazed Georgian style window to rear.



Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Panelled bath. Fitted shower cubicle with integrated shower. Extractor fan. Fully tiled walls. Radiator. Wall mounted electric heater. Obscured sealed unit double glazed Georgian style window to side.



Outside - Rear

54' approx

Patio area. Part laid to lawn with borders wells stocked with flowers, shrubs, tree and bushes. Enclosed vegetable patch with potting shed. Inset sunken feature pond. Outside tap. Wooden storage shed. Access to front via side gate. Manually operated sun awning.

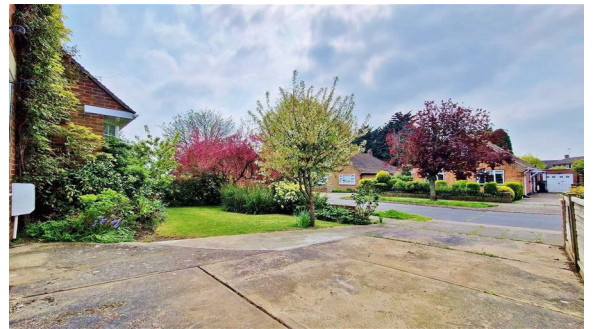


Alternate Rear View



Outside - Front

Mature front garden, with array of flowers, shrubs, tree and bushes. Part laid to lawn. Remainder hardstanding providing off street parking.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

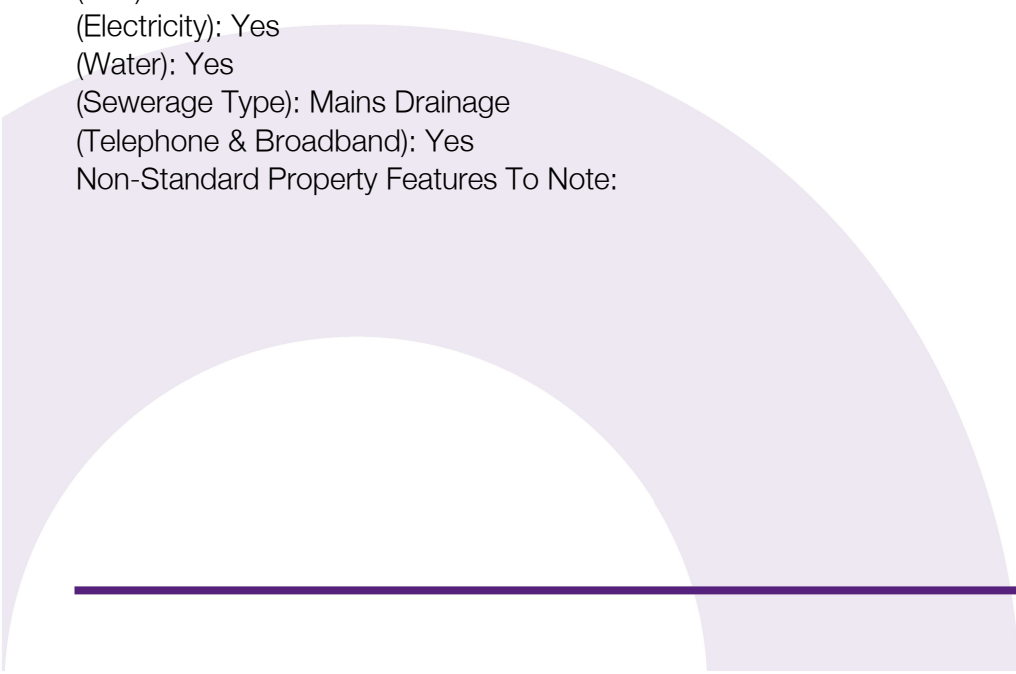
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:



JAF/05.24

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.

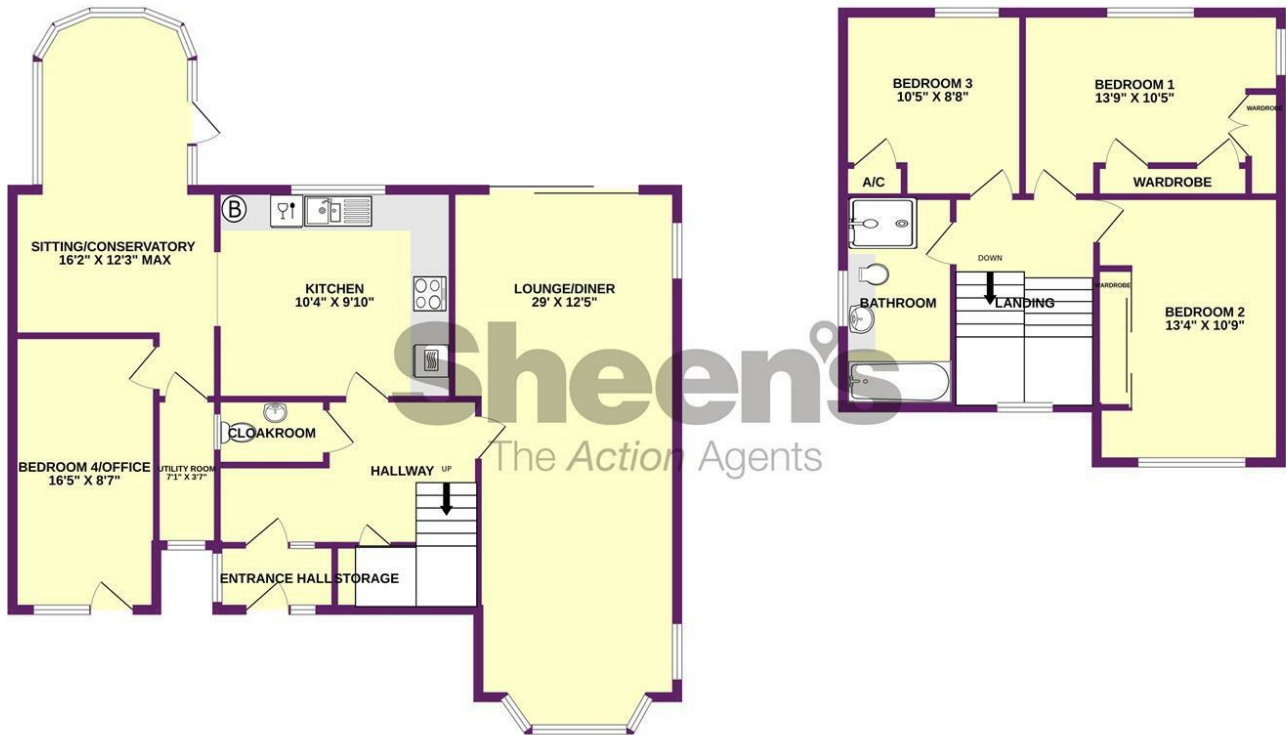
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have 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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