



## Hadleigh Road Frinton-On-Sea, CO13 9HQ

**\*\* SPACIOUS EDWARDIAN PROPERTY \*\***  
Perfectly located in a central position within the Frinton 'Gates' situated within 300 metres of the seafront and within 50 metres of the town centre, is this charming EDWARDIAN, FIVE BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE. The property boasts spacious, light filled accommodation with retained period features throughout and offers a large 17'1" kitchen/dining space with a bespoke fireplace and inset log burner, ground floor cloakroom/utility and a secluded 120' rear garden. Benefiting from being offered with NO ONWARD CHAIN and within close proximity of the Golf course, Cricket ground, Tennis club, shopping amenities and the mainline railway station with links to London Liverpool Street an early viewing is strongly recommended.

- Five Bedrooms
- Two Reception Rooms
- Edwardian Character Property
- Central Location Inside The Gates
- 300 Metres From Seafront & Town Centre
- 120' Secluded Rear Garden
- No Onward Chain
- Large Loft For Potential Conversion
- EPC Rating D
- Council Tax Band - E



**Price £595,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door with sealed unit double glazed panel giving access to:-

## Entrance Porch

Sealed unit double glazed windows to side aspect. Obscured sealed unit double glazed entrance door giving access to:-



## Hallway

Two built in under stairs storage cupboards. Wood laminate flooring. Stair flight to first floor. radiator. Doors to:-



## Lounge

15'6" into bay x 14'

Stone fireplace with inset fire under. Radiator. Sealed unit double glazed bay window to front.



## Kitchen/Diner

17'1" x 12'10"

Fitted with a range of matching country style fronted units. Marble effect rolled edge worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Space for Range Master style oven with extractor hood above. Further selection of matching units at both eye and floor level. Integrated fridge and dishwasher. Glass display cupboards. Corner display shelving. Bespoke ornamental mantle with inset tiled surround and log burner. Part tiled walls. Tiled flooring. Radiator. Two sash windows to side. Obscured window to side. Obscured door giving access to side. Open access to:-



## Inner Lobby

Obscured window to side. Tiled flooring. Bi-Fold door leading to:-



### Cloakroom / Utility

White suite comprises low level w/c. Wash hand basin. Plumbing for washing machine. Radiator. Two obscured windows to side. Obscured window to rear.



### Sitting Room

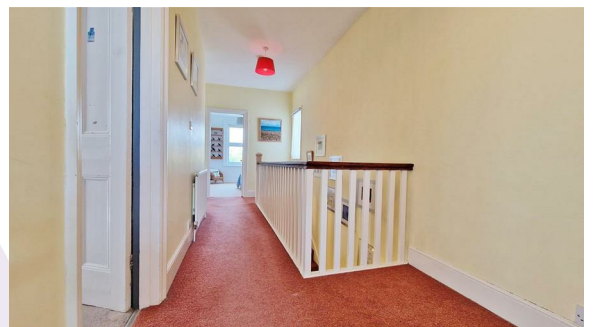
15'2" x 12'4"

Fireplace with tiled surround. Radiator. Vertical column radiator. Two sash windows to rear. Door giving access to rear.



### First Floor Landing

Airing cupboard housing hot water cylinder. Loft access with enormous potential for conversion. Radiator. Obscured window to side. Doors to all rooms. Door to:-



### Bedroom 1

Fitted wardrobes and drawers to one wall. Radiator. Sealed unit double glazed bay window to front with expansive views over conservation area.



### Bedroom 2

13' x 11'10"

Vanity wash hand basin with storage cupboard under and tiled splashback. Radiator. Sealed unit double glazed window to rear.



### Bedroom 3

13'1" x 11'3"

Radiator. Sash window to side.



### Bedroom 4

13' x 7'3"

Radiator. Sealed unit double glazed window to rear.



### Bedroom 5

Radiator. Sealed unit double glazed window to front.



### Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard and drawers under. Panelled bath with wall mounted shower and shower screen. Part tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Obscured sash window to side.



### Outside - Rear

120' approx

Hardstanding patio entertaining area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Wooden storage shed to remain. Array of mature trees. Outside tap. Gate leading to side. Enclosed by panelled fencing.



### Outside - Front

Part laid to lawn and well established with array of bushes. Hardstanding area providing off street parking. Pathway leading to entrance door.



### 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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