



Third Avenue Frinton-On-Sea, CO13 9EQ

*** PRIVATE REAR GARDEN ***

Situated down the 'Avenues' within walking distance to Frinton's Seafront, Sheen's Estate Agents have the pleasure in bringing to market this character filled, THREE DOUBLE BEDROOM GROUND FLOOR FLAT. The property benefits from 1097sqft of accommodation, en-suite to Master Bedroom and is beautifully presented throughout. The property is unique in it's design and, being located within a gentle stroll to the seafront, town centre and mainline railway station. An early viewing is strongly recommended to avoid disappointment.

- Three Double Bedrooms
- En-Suite to Master Bedroom
- Private Front & Rear Garden
- Off Road Parking
- Utility Room
- Avenues Location
- Close to Seafront
- Council Tax Band - C
- EPC Rating - D



Price £475,000 Leasehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

Hallway

Wall mounted combination boiler providing heating and hot water throughout. Wooden flooring. Built in storage cupboard with integral shelving. Radiator. Sealed unit double glazed window to side. Doors to:



Kitchen/Breakfast Room

17'8" x 9'2"

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric Lamona induction hob with extractor hood above. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Space for dishwasher. Part tiled walls. Tiled flooring. Wine rack. Spotlights. Radiator. Sealed unit double glazed window to front.



Master Bedroom

19'7" x 13'8"

Fitted wardrobes with high gloss cupboard and drawers under. Wooden flooring. Two radiators. Sealed unit double glazed bay window to front. Door to:



En-Suite

Suite comprises of low level WC. Vanity wash hand basin with mixer tap. Enclosed shower cubicle with sliding door and wall mounted shower attachment. Tiled splashback. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail.



Utility Room

7'1" x 4'5"

Fitted hard edge work surface with plumbing for washing machine under. Vinyl flooring. Extractor fan.

Bedroom Two

14'8" x 11'2"

Fitted wardrobes. Radiator. Sealed unit double glazed window to side and rear.



Bedroom Three

9'9" x 9'7"

Radiator. Sealed unit double glazed window to side.



Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Tiled splashback. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Lounge/Diner

25'11" x 12'8"

Fire surround with inset electric fire. Fitted storage cupboard at both eye and floor level with wooden mantle piece. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



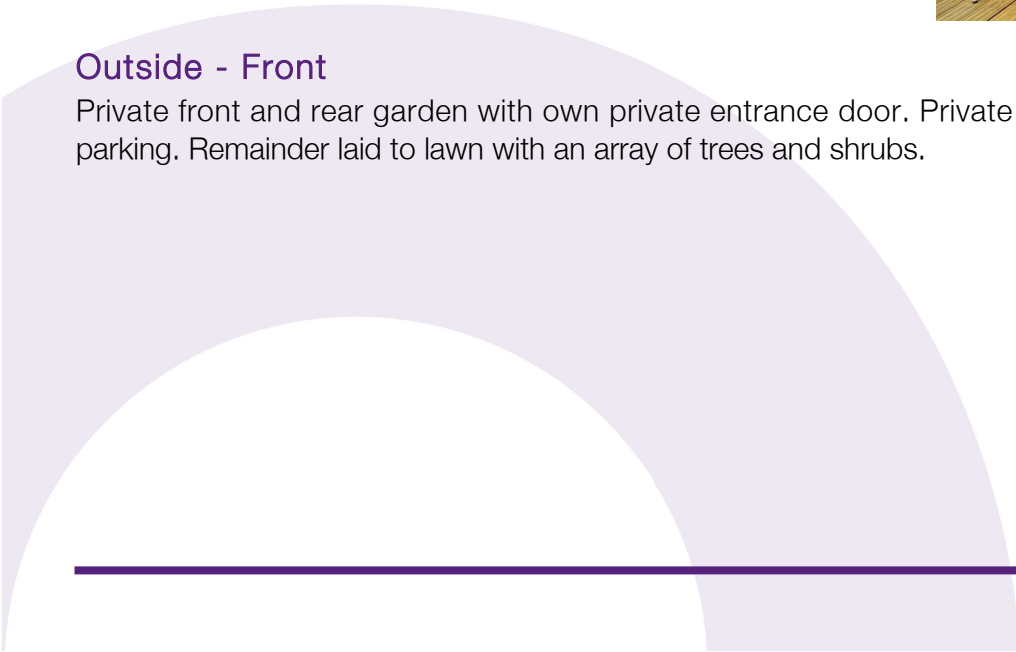
Outside - Rear

Private rear garden. Part raised wooden decking housing hot tub and further seating area. Steps leading down to further part of the garden which is laid to lawn. Beds stocked with an array of trees, shrubs and flowers, Two sheds to remain. Outside sockets and lighting. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Private front and rear garden with own private entrance door. Private tarmac driveway providing off street parking. Remainder laid to lawn with an array of trees and shrubs.



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 136 approx.

Annual ground rent amount (£): No charges until works needs to be carried out.

Ground rent review period (year/month):

Annual service charge amount (£): No charges until works needs to be carried out.

Service charge review period (year/month): As and when work needs to be carried out

Council Tax Band: C

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

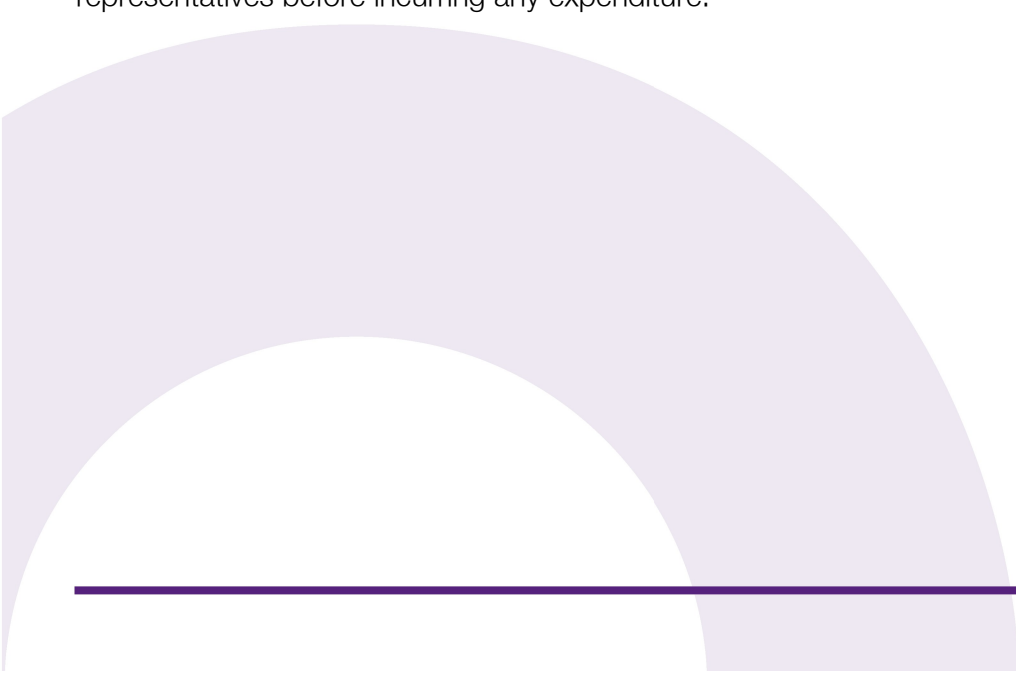
JD/06.24

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.

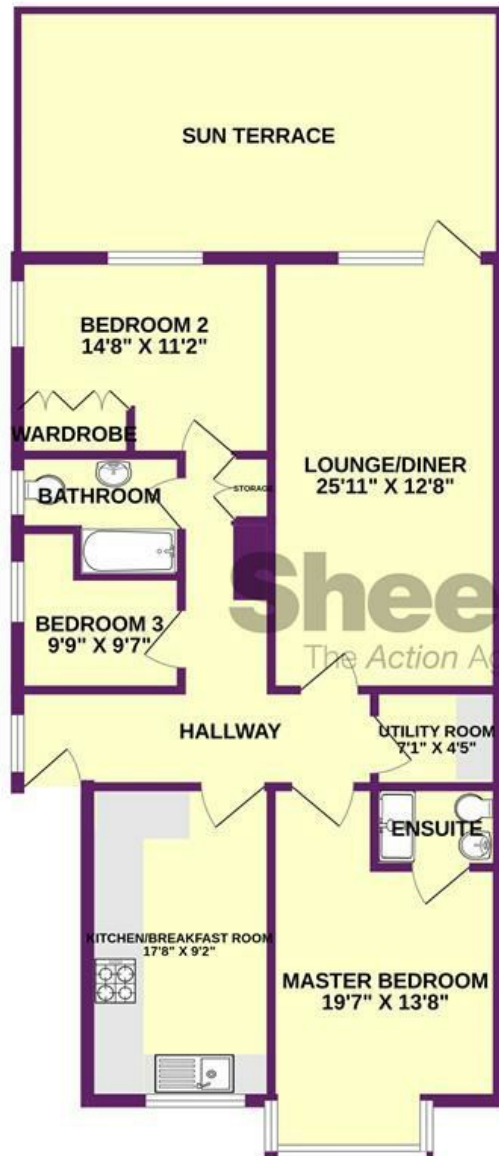
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have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

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.



GROUND FLOOR



Sheen's
The Action Agents

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.
Made with Metropix ©2024

Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents