



## Old Road Frinton-On-Sea, CO13 9BZ

Sheen's Estate Agents have the pleasure in bringing to market this immaculately presented, OLDER STYLE THREE BEDROOM SEMI-DETACHED HOUSE. This unique property offers a stunning outlook over the grounds of St.Mary's Parish Church and boasts an en-suite to the master bedroom, a newly fitted kitchen leading to a utility area with access to a good sized rear garden. This character property has been fully renovated and refurbished over the years of occupancy and is now being offered with NO ONWARD CHAIN. Located inside the Frinton 'Gates' this property is within a short stroll of shopping amenities, seafront and mainline railway station. An early viewing is strongly advised to avoid missing out.

- **Three Bedrooms**
- **En-Suite to Master Bedroom**
- **Newly Fitted Kitchen with Open Plan Dining Area**
- **Ground Floor Cloakroom & Utility**
- **Unique Outlook**
- **Inside The Gates**
- **Older Style, Character Property**
- **100 Metres To Shops and Seafront**
- **No Onward Chain**
- **EPC Rating - D**

**Price £450,000 Freehold**

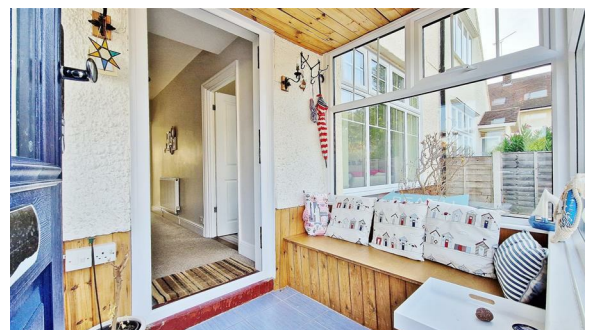


Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:

### Entrance Porch

Tiled flooring. Sealed unit double glazed windows to side and front aspect. Obscured sealed unit double glazed door giving access to:



### Hallway

Stair flight to first floor. Under stairs storage cupboard. Radiator. Obscured sealed unit double glazed window to side. Doors to:



### Cloakroom

White suite comprising of low level W/C. Wash hand basin. Tiled flooring. Obscured secondary double glazed window to side.



## Lounge

12'7" x 12'6"

Ornamental feature wall mounted fireplace. Radiator. Sealed unit double glazed window to front. 'French' style doors giving access to:



## Dining Area

12'6" x 12'6"

Radiator. Sealed unit double glazed window to rear. Open access to:



## Kitchen

13'10" nar to 8'10" x 12'9"

Newly fitted with modern matching fronted units. Marble effect rolled edge work surfaces. Inset 'Neff' four ring hob with 'Neff' fitted extractor fan above. Further selection of matching units at both eye and floor level. Built in double 'Neff' oven. Integrated fridge/freezer. Feature length radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door to rear. Stable door to front. Open access to:



## Utility

7'10" x 5'7"

Further selection of matching units at both eye and floor level. Marble effect rolled edge work surfaces. One and half bowl sink drainer unit with mixer tap. Integrated dishwasher. Integrated washing machine. Wall mounted 'Worcester' combination boiler providing heating and hot water throughout. Tiled flooring. Radiator. Sealed unit double glazed window to side.



## First Floor

### Landing

Loft access. Sealed unit double glazed window to side. Doors to:



## Master Bedroom

11' x 11'

Built in wardrobes to one wall with over head storage. Built in storage cupboard. Radiator. Sealed unit double glazed window to front. Door to:



## En-Suite

White suite comprising of low level W/C. P-Shaped bath with central taps and integrated wall mounted shower. Vanity wash hand basin with storage cupboards under. Inset feature shelving. Fitted extractor fan. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to front.



## Bedroom Two

12' x 11'6"

Built in wardrobes to one wall with over head storage and fitted dresser. Radiator. Sealed unit double glazed window to rear. Door to:



## Inner Hall

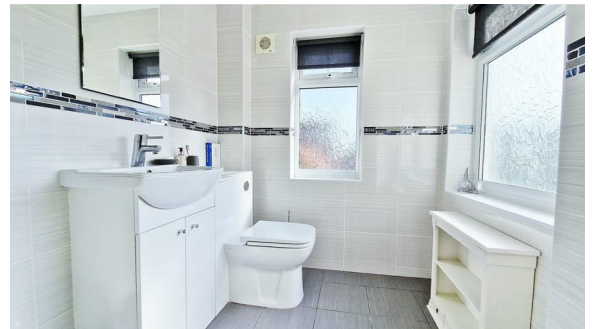
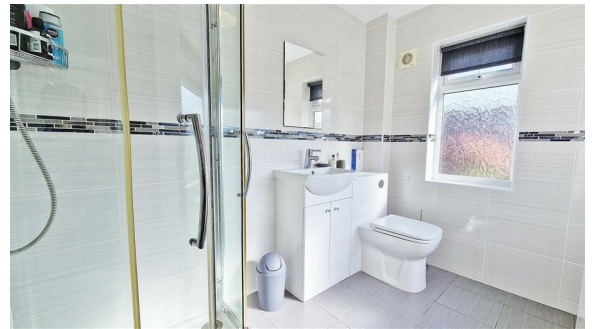
Radiator. Sealed unit double glazed window to rear. Door to Bedroom Three. Door to:





### Shower Room

White suite comprising of low level W/C with concealed cistern. Inset vanity wash hand basin with storage cupboard under. Fitted corner shower cubicle with wall mounted shower. Fully tiled walls. Tiled flooring. Fitted extractor fan. Heated towel rail. Obscured sealed unit double glazed windows to side and rear aspect.



### Bedroom Three

12'4" x 5'9"

Radiator. Sealed unit double glazed window to front. Door to Hallway.



### Outside - Rear

Hard standing low maintenance garden. Borders well stocked with mature shrubs. Raised beds stocking shrubs. Brick built storage shed. Wooden storage shed. Outside tap. Under cover storage area with door to:



### Office/Storage

6'6" x 4'3"

Power and lighting connected. Window to side.



### Outside - Front

Hard standing paved area providing ample off street parking. Part shingled. Part enclosed by brick wall.



Scan For Video Tour



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: n/a

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/08.24

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.

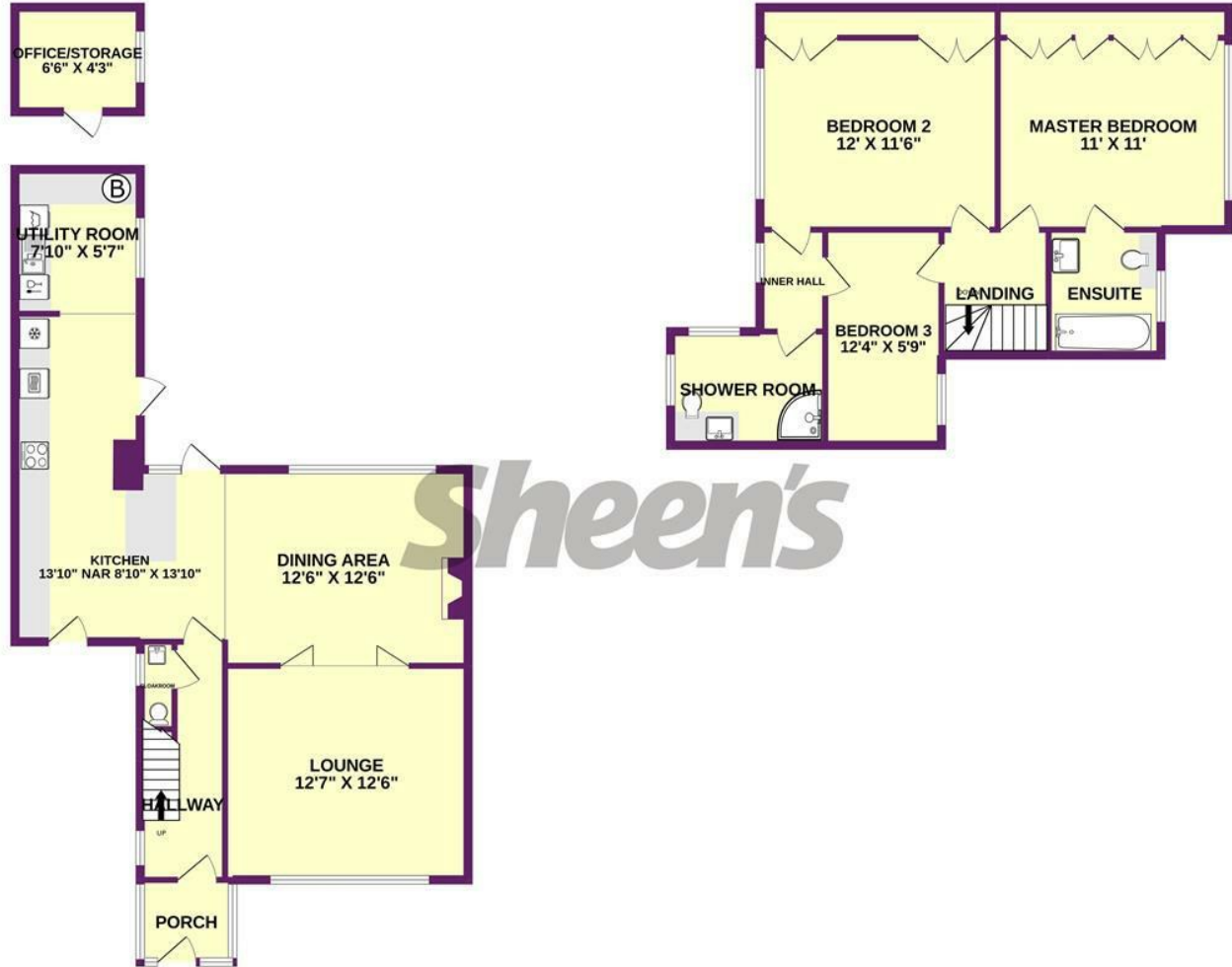
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



GROUND FLOOR

1ST FLOOR



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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