



Walton Road Frinton-On-Sea, CO13 0AB

Sheen's Estate Agents have the pleasure in offering for sale this STUNNING THREE BEDROOM DETACHED HOUSE located on Walton Road in the picturesque seaside town of Frinton-On-Sea. This character property boasts a spacious 1,378 sq ft layout that has undergone a complete refurbishment and modernisation, offering a perfect blend of traditional charm and modern convenience. The property features three good sized bedrooms, one of which includes a convenient en-suite bathroom. The house is beautifully complemented by an 80' rear garden, providing a tranquil outdoor space for gardening, al fresco dining, or simply unwinding in the fresh sea air. Situated in the sought-after area of Frinton-on-Sea and offered with NO ONWARD CHAIN, this property is conveniently located within one mile of the town centre, mainline railway station and seafront and an early viewing is strongly advised.

- 1930's Character Property
- Completely Modernised Throughout
- Three Double Bedrooms
- Two Reception Rooms
- En-Suite To Bedroom
- Non-Estate In Frinton-on-Sea
- 70ft Secluded Rear Garden
- No Onward Chain
- Ample Off Street Parking & Garage
- EPC Rating D / Council Tax Band - E



Offers In Excess Of £499,995 Freehold

Accommodation comprises with approximate room sizes:-

Hard wood entrance door with obscured glazed panel giving access to:

Hallway

Wood flooring. Radiator. Stair flight to first floor. Sealed unit double glazed leadlight window to side. Door to:-



Lounge

15'5" x 14'6"

Stone fireplace with inset ornamental fireplace. Wood flooring. Radiator. Sealed unit double glazed leadlight bay window to front.



Dining Room

15'4" x 13'

Wood flooring. Radiator. Sealed unit double glazed leadlight window to rear. Sealed unit double glazed French doors giving access to rear.



Kitchen

13'9" x 12'

Fitted with a range of matching modern fronted units. Stone worksurfaces with upstands. Inset one and a half bowl stainless steel butler style sink with inset drainer and pull out mono tap. Inset five ring electric hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in double oven and microwave. Integrated dishwasher and washing machine. All appliances AEG. Enclosed wall mounted boiler providing heat and hot water throughout. Built in storage cupboard. Built in larder cupboard with fitted shelving and obscured sealed unit double glazed window to side. Wood flooring. Feature panel radiator. Sealed unit double glazed leadlight window to rear. Obscured sealed unit double glazed door giving access to side.



First Floor Landing

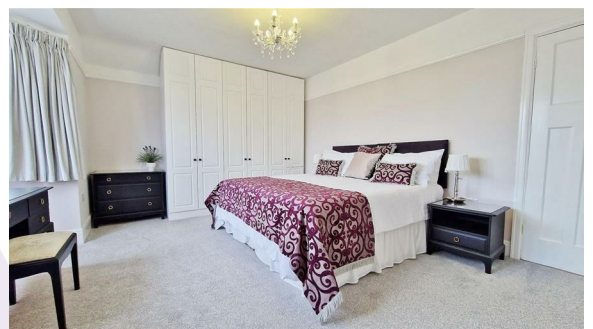
Loft access. Sealed unit double glazed leadlight window to side. Walk in boiler room housing pressurised water system with diamond shaped window to rear. Door to:-



Bedroom 1

15'5" x 14'6"

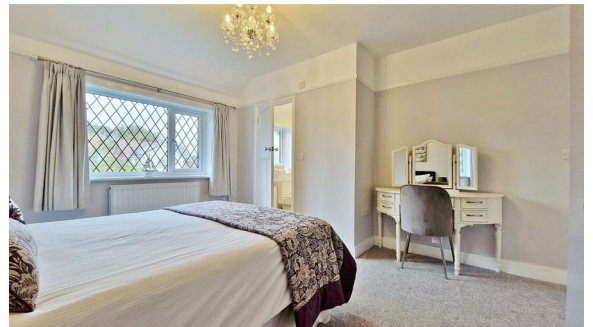
Fitted wardrobes. Radiator. Sealed unit double glazed leadlight bay window to front.



Bedroom 2

13'9" x 12'

Fitted wardrobes with over head storage cupboards and drawers. Radiator. Sealed unit double glazed leadlight window to rear. Door to:



En-Suite

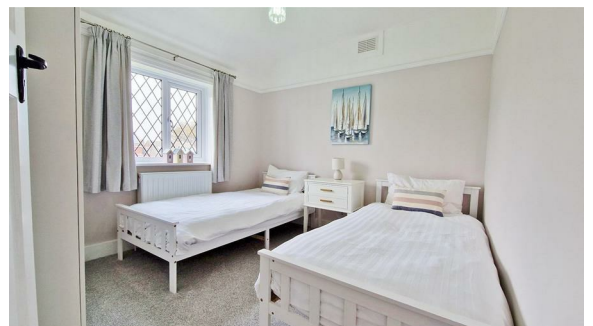
Modern white suite comprises low level w/c. Pedestal wash hand basin. Fitted double length shower cubicle with over head rainfall shower and separate attachment. Tiled splashbacks. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to rear.



Bedroom 3

9'8" x 9'7"

Radiator. Sealed unit double glazed leadlight window to rear.



Family Bathroom

Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Panelled bath with central mixer tap and shower attachment. Built in shower cubicle with integrated shower. Inset feature shelving. Part tiled walls. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to side



Outside - Rear

80'

Majority laid to lawn. Array of shrubs, bushes and trees. Wooden storage shed to remain. Outside socket and lights. Enclosed by panelled fencing. Access to front via side.



Outside - Front

Part laid to lawn. Majority paved providing ample off street parking for several vehicles leading to garage with up and over door. Outside light.



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/09.24

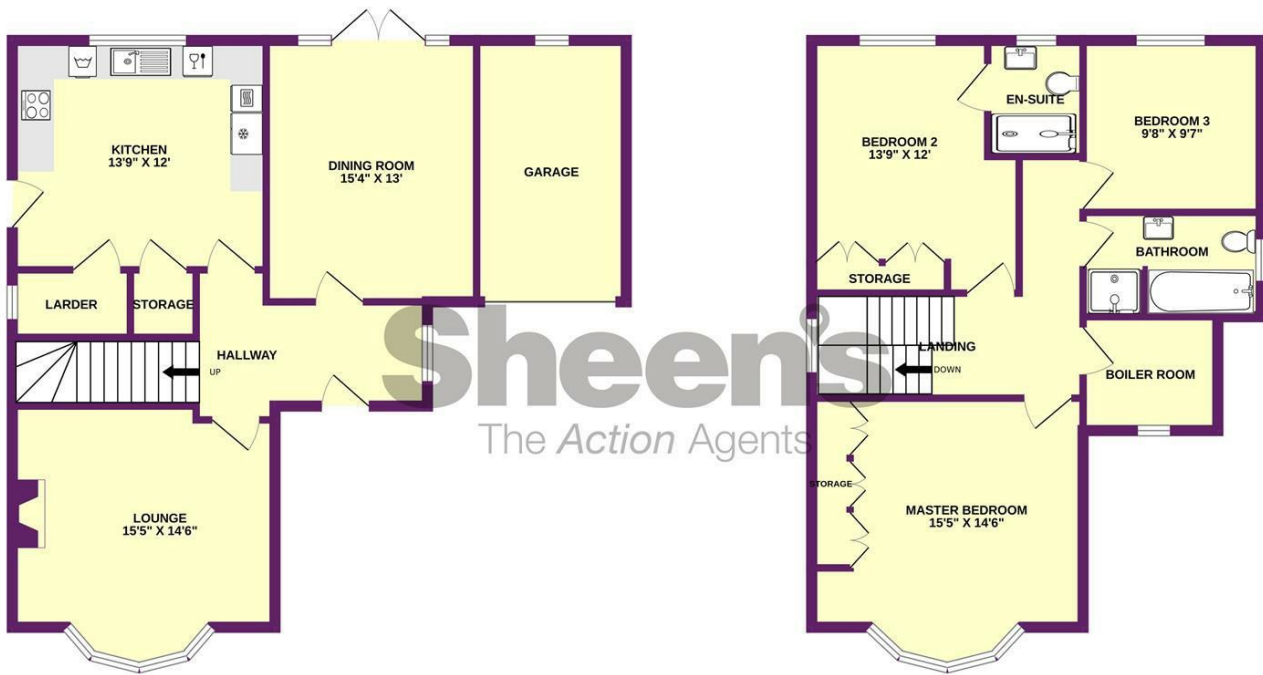
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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

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

Sheen's
The Action Agents