



Harold Road Frinton-On-Sea, CO13 9BE

Located within 300 Meters of Frinton's Seafront and Town Centre, Sheen's Estate Agents have the pleasure in bringing to market this STUNNING, THREE DOUBLE BEDROOM DETACHED CHALET BUNGALOW. The property is being offered with NO ONWARD CHAIN and benefits from versatile accommodation throughout, secluded a SOUTH FACING garden, en-suite to the master bedroom, ground floor bathroom and is conveniently located inside Frinton's prestigious 'Gates' with Frinton's Seafront and Greensward a stones throw from the property along with the town centre and mainline railway station which are within a short stroll. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Double Bedrooms
- En-Suite to Master Bedroom & Ground Floor Bathroom
- Stunning Kitchen/Diner with Neff Appliances
- South Facing Rear Garden
- Ample Off Road Parking
- Utility Room
- Close to Seafront and Amenities
- Inside Frinton Gates
- No Onward Chain
- Council Tax Band - E / EPC Rating - C



Price £585,000 Freehold

Accommodation comprises with approximate room sizes:-

Composite door leading to:

Entrance Porch

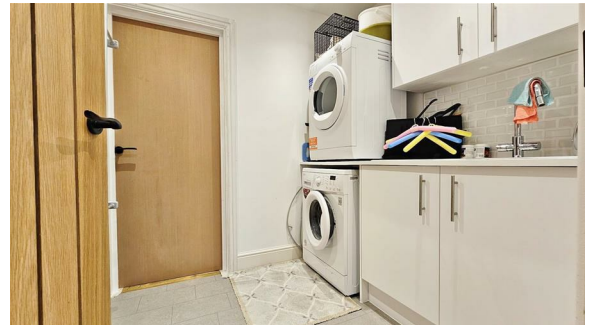
Amtico flooring. Spotlights. Radiator. Skylight. Hardwood door to:



Utility Room

7'9" x 6'2"

Fitted with a range of matching high gloss fronted units. Hard edge work surfaces. Inset stainless bowl sink and drainer unit. Plumbing for washing machine and tumble dryer. Part tiled walls. Vinyl flooring. Radiator. Spotlights. Door to garage.



Entrance Hallway

LVT flooring. Spotlights. Radiator. Doors to:



Bedroom Two

12'11" x 11'5"

LVT flooring. Radiator. Sealed unit double glazed window to side and front with fitted shutters.



Bedroom Three

12'11" x 11'4"

Radiator. Sealed unit double glazed window to side and front with fitted shutters.



Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and range of cupboards and drawers under. Enclosed panelled bath with downfall and wall mounted shower attachment. Weather boarding splashback. LVT flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Radiator. Obscured sealed unit double glazed window to side.



Lounge

15'10" x 11'9"

Fire surround with inset electric fire. Wall lights. Amtico flooring. Wall mounted full length radiator. Sealed unit double glazed bifolding doors leading to rear garden.



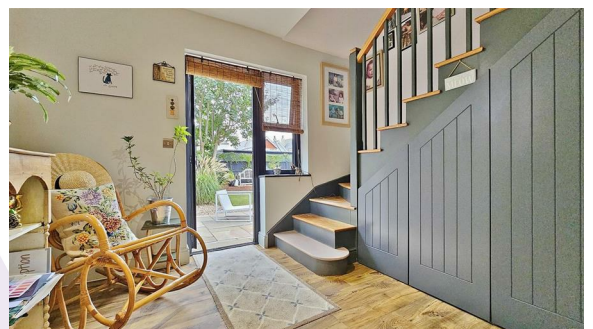
Kitchen/Diner

19'5" x 11'3" max

Fitted with a range of fronted units. Corian resin work surfaces. Inset double sink and inset drainer. Inset four ring Neff gas hob with extractor hood above. Built in eye level electric oven. Built in eye level microwave combi oven. Further selection of units both at eye and floor level. Under cupboard lighting. Plinth lighting. Part tiled walls. LVT flooring. Integrated dishwasher. Integrated wine cooler. Kickspace heater. Space for fridge/freezer. Built in larder cupboard with censored lighting. Radiator. Open access to:



Alternate Kitchen/Diner View



First Floor

Master Bedroom

14'8" x 12"

Eaves storage cupboard. Radiator. Three sealed unit double glazed velux windows to side. Door to:



En-Suite

Newly installed suite comprises of low level level WC. Vanity wash basin with four drawers under and wall mounted hot and cold taps. Fitted shower cubicle with integral shelving, drench head and wall mounted shower attachment. Tiled splashback. Vinyl flooring. Censored skirting lighting. Eaves storage. Floor mounted combination boiler providing heating and hot water throughout. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed velux window to side.



Outside - Rear

Part paved and shingled areas. Remainder laid to lawn. Part raised wooden decking. Beds stocked with shrubs and hedges. Private access door to workshop/store room with power and light connected. Outside light. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing ample off road parking. Block paved pathway leading to entrance door. Remainder laid to shingled areas. Outside lights.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

JD/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.

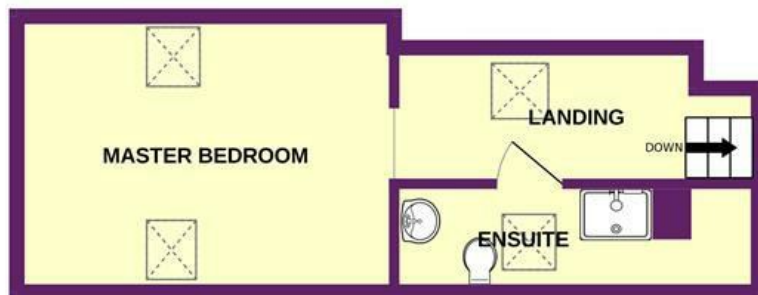
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have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

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