

📍 149 Connaught Avenue, Frinton-on-Sea, Essex, CO13 9AH  
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**Sheen's**  
The Action Agents



## Audley Way Frinton-On-Sea, CO13 9PG

Sheen's Lettings & Management are pleased to be offering this FIVE BEDROOM DETACHED ART DECO situated in Audley Way, Frinton-on-Sea. The property benefits from being in close proximity to local amenities. Sea views. Low maintenance garden. It is a unique building with it being in the style of Art Deco. An internal viewing is highly recommended. Please call to express interest and arrange a viewing.

HOLDING DEPOSIT for the reservation of a property - ONE WEEKS RENT

DEPOSIT - 5 WEEKS RENT  
£2307

- Five Bedrooms
- Art Deco
- Gas Central Heating (n/t)
- Sea Views
- Off Road Parking
- Working/Retired Tenants Only
- 6 Months Initially
- Deposit £2307
- Council Tax Band E
- EPC Rating E



**£2,000 Per Calendar Month**

### Entrance Hall

Laminate flooring. Doors to:

### Multi Functional Room

19'06 x 8'01

Laminate flooring. Lift to access upstairs. Built in gym shower. Door to garage. Radiator. Double glazed.



### Downstairs Bathroom

Tiled flooring. Partly tiled walls. Low level WC. Vanity wash hand basin with storage under. Fitted shower cubicle.



### Living / Dining Room

22'8 max x 20'1 max

Wooden flooring. Radiators. Double glazed. Electric curtains (remote).





### Kitchen

Fitted with a range of eye and base level units with worksurfaces. White goods included as a gift. Tiled flooring. Double glazed window to rear. Door to:



### Utility Room

Plumbing for washing machine. Storage cupboards. Space for dryer. Double glazed window to side.



### Landing

Laminate flooring. Doors to:



### Bedroom Two

12'11 x 8'05

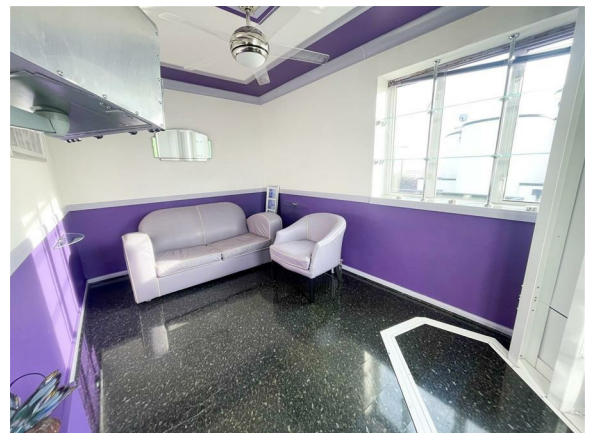
Lift access. Radiator. Double glazed. Door to balcony.



### Sitting Room/ Bedroom

13'08 x 11'02

Currently used as a sitting room. Carpeted. Radiators. Double Glazed.



### Main Bedroom

10'7 x 17'00

Double glazed. Radiators. Carpeted. Door to balcony. Doors to:



### Main Bathroom

Pedestal wash basin. Low level WC. Bath with mixer tap and shower attachment. Wall mounted shower over bath. Radiator. Double glazed window.



### Study/ Bedroom

9'09 x 7'03

Black gloss storage units. Radiators. Double glazed window. Laminate flooring.

### Dressing Room/ Bedroom

11'01 x 6'11

Double glazed window. Laminate flooring.



### Outside Rear

Low maintenance, part paved and part shingle.



## Garage

Shelving. Door to outside rear. Length of 3 cars.



These particulars are produced as a guide to the property and you should always view the property before entering into a contract or paying any referencing fees. All internal and some external photographs are taken using a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## HOLDING DEPOSIT (For the reservation of a property)

Please note: This payment may not be refunded if the Tenant or another relevant party including the Guarantor(s) withdraws, fails a Right to Rent check or provides false or misleading information which affects the suitability to rent the property. If the tenancy proceeds, the holding deposit compensates towards the damage deposit.

## DEPOSIT

DEPOSIT- 5 WEEKS RENT

£2076

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## Selling properties... not promises

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