



## Old Parsonage Way Frinton-On-Sea, CO13 9AN

Situated in a convenient central location inside the 'Gates' of Frinton-on-Sea and presented in excellent decorative order throughout is this stunning **TWO/THREE BEDROOM DETACHED BUNGALOW**. The property offers two good sized bedrooms with the potential for a third bedroom currently adapted for a dining area. There is a modern fitted bathroom suite with a separate W/C, 23'10" sun room across the back of the property opening onto a landscaped 54' southwest facing rear garden. Located in a quiet tree lined road benefitting from a short walk to the seafront and shopping amenities in the town centre. An early viewing is strongly advised to fully appreciate the accommodation which is on offer.

- **Two/Three Bedrooms**
- **Bedroom Three/Dining Area**
- **Immaculately Presented Throughout**
- **23'10" Sun Room**
- **54' South/West Facing Rear Garden**
- **Sought After Central Location Inside The Gates**
- **Close To Shopping Amenities & Seafront**
- **Garage & Off Street Parking**
- **Must Be Viewed**
- **EPC Rating F/ Council Tax Band - D**



**Price £565,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed composite entrance door leading to:

### Entrance Porch

Tiled flooring, Sealed unit double glazed windows to side and front aspect. Door leading to:



### Hallway

Two built in storage cupboards. Loft access with pull down ladder (fully boarded with lighting). Radiator. Doors to:



### Master Bedroom

14'3" x 12'7"

Radiator. Sealed unit double glazed bay window to front.



## Bedroom Two

11'4" x 8'9"

Radiator. Sealed unit double glazed window to rear.



## Bathroom

Modern white suite comprising of free standing roll top bath with mixer tap and shower attachment. Pedestal wash hand basin. Victorian style radiator. Fully tiled walls. Obscured sealed unit double glazed window to side.



## Separate W/C

Low level W/C. Vanity wash hand basin with storage cupboard under, Part tiled walls. Obscured sealed unit double glazed window to side.



## Kitchen

10'2" x 8'8"

Fitted with a range of modern matching fronted units. Marble effect rolled edge work surfaces. Inset bowl sink drainer unit with mono mixer tap. Space for cooker. Space for fridge/freeze. Built in larder cupboard with a sealed unit double glazed window to side. Fully tiled walls. Sealed unit double glazed window to side. Sealed unit double glazed door to side.



### Dining Area/Bedroom Three

10'4" x 9'2"

Radiator. Sealed unit double glazed windows to side and front aspect. Open access to:



### Lounge

13'6" x 12'8"

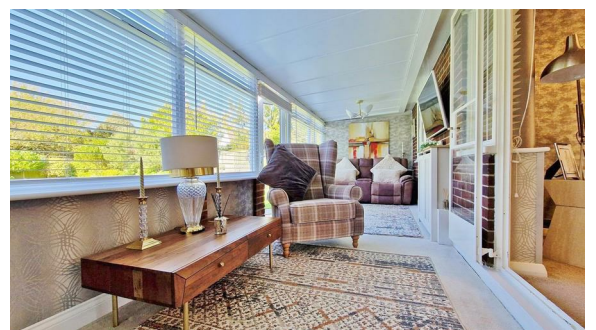
Ornamental feature fireplace with electric fire under. Crittall windows to sun room. Crittall double doors leading to:



## Sun Room

23'10" x 7'2"

Fitted log burner. Radiator. Sealed unit double glazed window to rear aspect. Sealed unit double glazed 'French' style doors leading to:



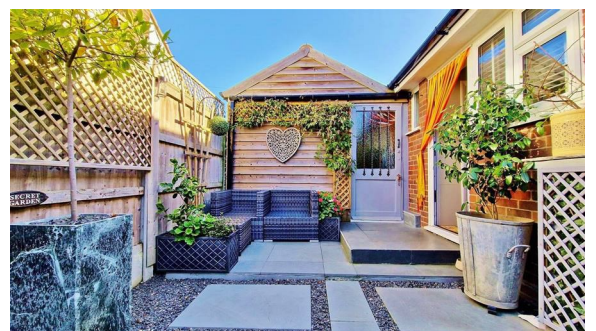
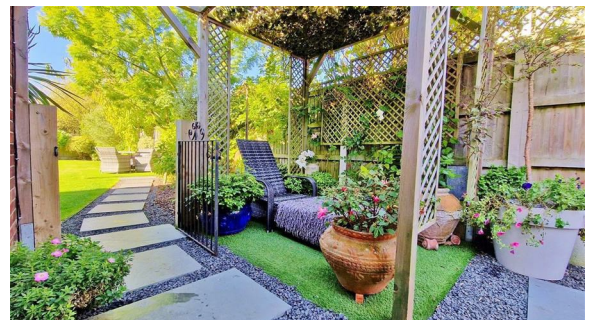
**Outside - Rear**

54' South/West facing. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. wood storage shed. Open access leading to:



### Outside - Side

Part laid to shingle with part laid Brazilian slate tiles. Timber constructed Pergola. Outside tap. Outside lighting. Door leading to:



### Workshop/Garage

12'1" x 9'8"

Power and lighting connected. Double swinging door leading to front.

### Outside - Front

Landscaped with majority laid to lawn array of small trees. Part shingled borders. Brazilian slate tiles leading to entrance door. Shingled hard standing area providing off street parking leading to garage. Enclosed to front by low level wall with iron horizontal bars.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

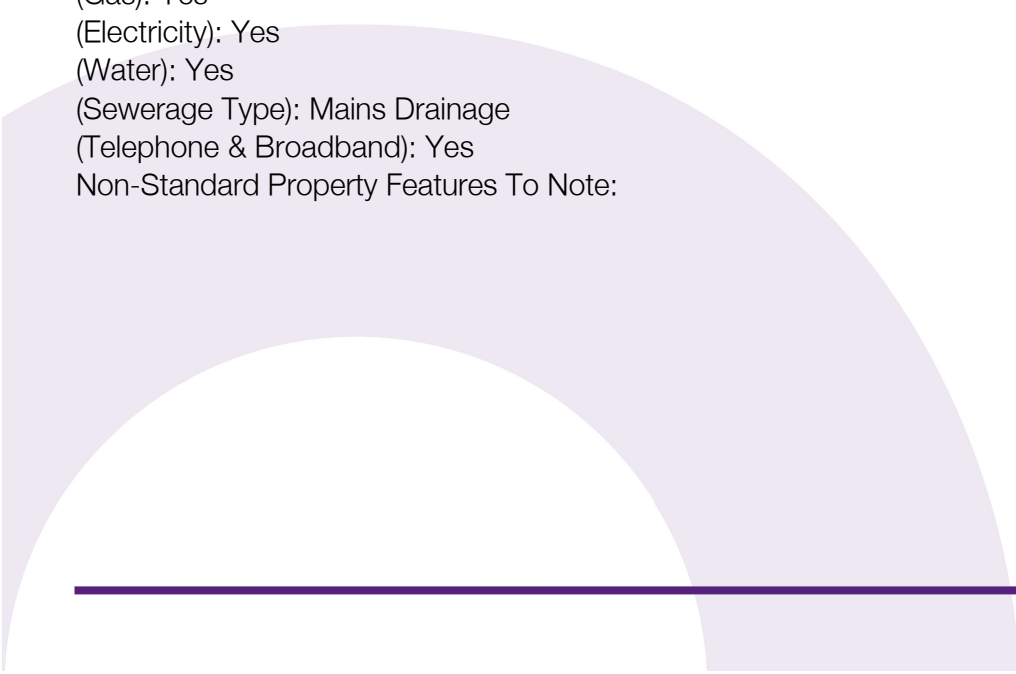
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:





## JAF/10.24

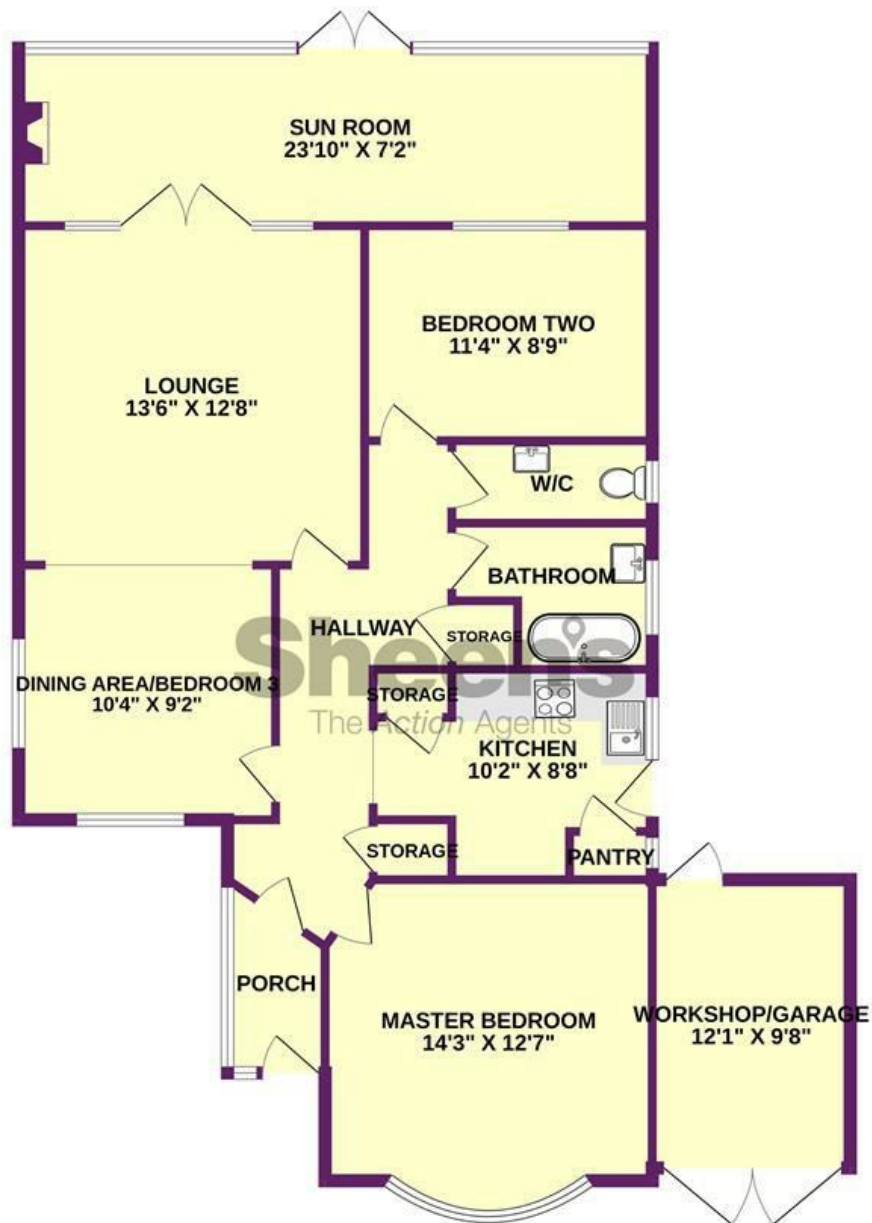
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



## GROUND FLOOR



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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