



## Warley Way Frinton-On-Sea, CO13 9PA

Situated inside the Frinton 'Gates' in a quiet private road within 100 metres of the Seafront is this spacious **THREE BEDROOM DETACHED CHALET BUNGALOW**. The property offers a 23'10" lounge to the front, a further study area with access to the first floor, utility room and a 22'6" conservatory/sun room giving access to the immaculate rear garden. The property is perfectly positioned within a short stroll to Greensward and seafront and within one mile of the shopping amenities at Frinton's town centre. An internal inspection is highly recommended to appreciate the tranquil setting and size of accommodation on offer.

- **Three Bedrooms**
- **Master Bedroom With En-Suite**
- **Two Reception Rooms & Utility Room**
- **Sought After Location Inside The Gates**
- **100 Meters To Seafront**
- **Partial Sea Views**
- **Landscaped Front & Rear Gardens**
- **Ample Off Street Parking & Garage Storage**
- **EPC Rating E**
- **Council Tax Band - D**



**Offers In The Region Of £425,000 Freehold**



Accommodation comprises with approximate room sizes:-

Feature stained glass sealed unit double glazed entrance door giving access to:-

### Hallway

Built in airing cupboard housing hot water cylinder. Wood effect flooring. Radiator. Door to:-

### Lounge/Diner

23'10" x 12'

Fireplace with marble surround and inset fire under. Two radiators. Two sealed unit double glazed leadlight windows to both sides aspects. Sealed unit double glazed leadlight bay window to front.



### Kitchen/Breakfast Room

11'10" x 11'3"

Fitted with a range of matching fronted units. Wood effect rolled edge worksurfaces. Inset four ring gas hob with extractor fan above. Inset stainless steel bowl sink drainer unit. Further selection of matching units at both eye and floor level. Built in double eye level oven. Glass display cupboards. Integrated microwave. Space for dishwasher. Space for fridge. Corner display shelving. Part tiled walls. Built in pantry. Sealed unit double glazed window to side. Obscured sealed unit double glazed door giving access to:-



### Utility / Lean To

31'6" x 3'9"

Fitted shelving and cupboards. Marble effect rolled edge worksurface with inset stainless steel bowl sink drainer unit with cupboards under. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Window to side. Obscured windows to alternate side. Door giving access to front. Door giving access to rear.



### Shower Room

White suite comprises low level w/c. Pedestal wash hand basin. Bidet. Fitted corner shower cubicle with integrated shower. Fully tiled walls. Radiator. Two obscured sealed unit double glazed windows to side.





## Bedroom

14'5" x 11'

Fitted wardrobes with mirrored doors. Radiator. Sealed unit double glazed leadlight window to side. Two sealed unit double glazed leadlight windows to rear conservatory/sun room. Sealed unit double glazed French doors giving access to:-



## Sun Room

22'6" x 6'

Polycarbonate roof. Full length picture windows to rear. Sealed unit double glazed French style doors giving access to rear. Door to:-



## Study

9'8" x 8'2"

Sealed unit double glazed window to rear.





## Bedroom

11'7" x 10'4"

Radiator. Stair flight to first floor. Two sealed unit double glazed leadlight windows to conservatory/sun room. Sealed unit double glazed French style doors giving access to conservatory/sun room.



## First Floor Bedroom

18'1" x 13'8"

Two Velux skylights to side offering partial sea views. Radiator. Door to:-



## En-Suite

White suite comprises low level w/c. Pedestal wash hand basin. Bidet. Panelled bath with integrated shower controls and attachment. Fitted glass shower screen. Part tiled walls. Radiator. Skylight to side.





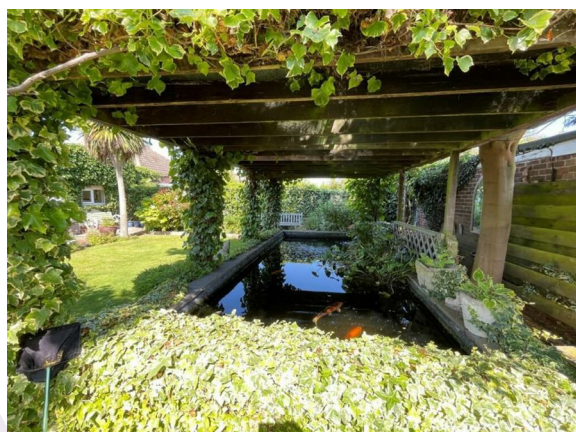
### Walk-In Dressing Room

Part sloping ceiling. Fitted hanging rail. Door to walk-in loft storage space.

### Outside - Rear

40' x 40'

Part paved patio seating area. Remainder landscaped and well presented. Part laid to lawn. Borders well stocked with flowers, shrubs and bushes. Array of trees. Raised pond with pergola over. Enclosed by panel fencing.





Alternate Rear View





### Outside - Front

Landscaped and well presented. Part laid to lawn. Array of beds stocking flowers, shrubs and bushes. Hardstanding driveway providing ample off street parking leading to car port leading to garage storage area with double swinging doors.





### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band:

Any Additional Property Charges:

Services Connected:

(Gas):

(Electricity):

(Water):

(Sewerage Type):

(Telephone & Broadband):

Non-Standard Property Features To Note:

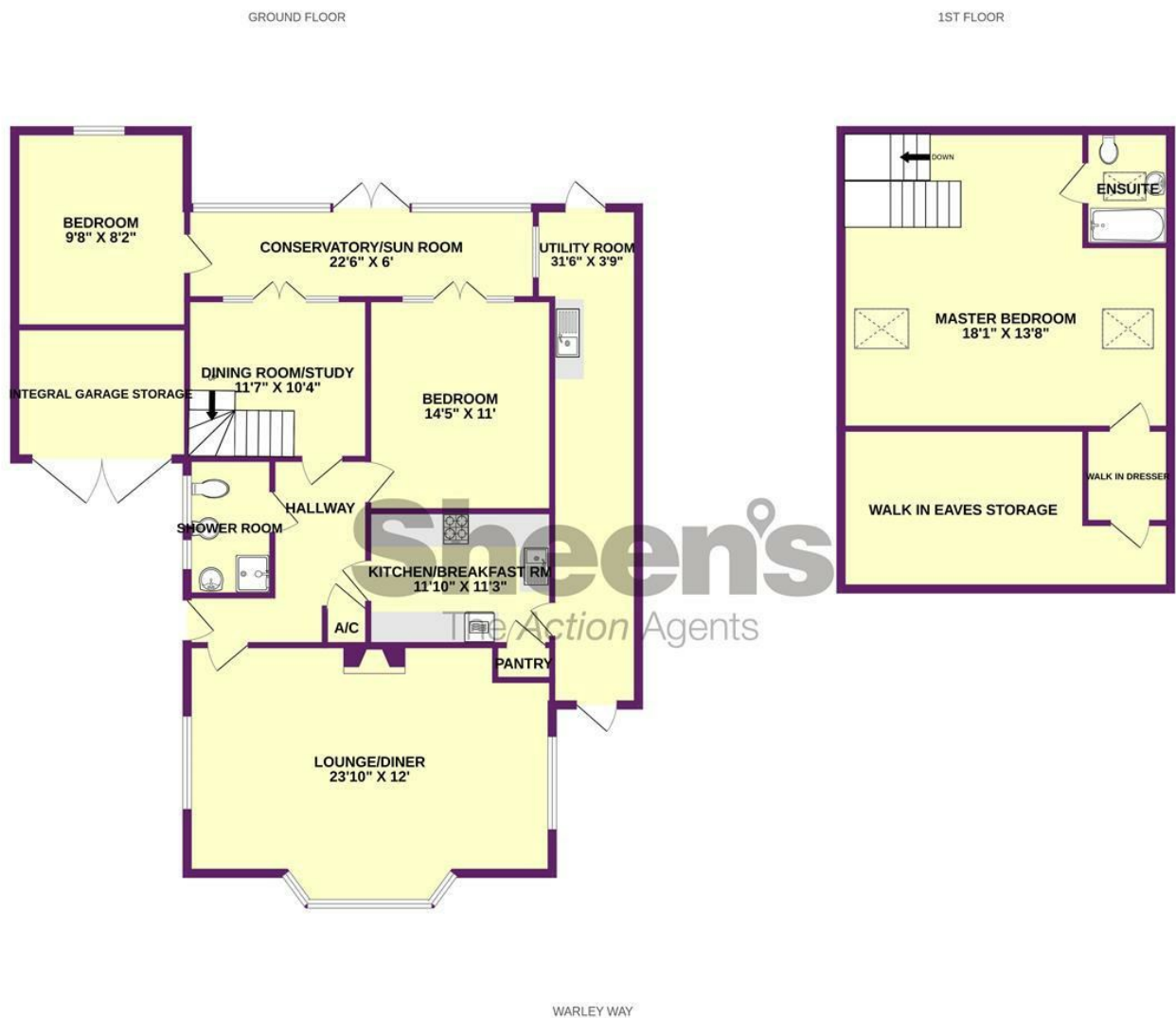
### JAF/11.24

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.





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.  
Made with Metropix ©2024

## Selling properties... not promises

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

