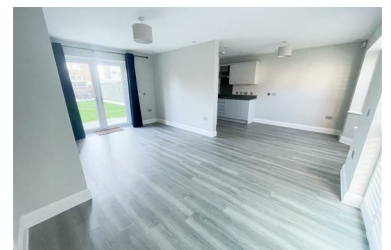
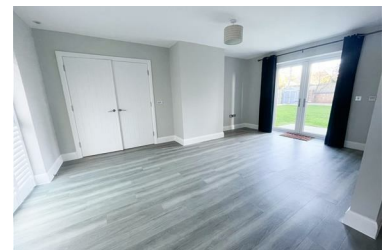




Rex Mews, Fourth Avenue Frinton-On-Sea, CO13 9FH

Located in the highly sought after area of Frinton-on-Sea, Sheen's Letting and Management are delighted to offer to market this **FOUR BEDROOM DETACHED HOUSE**. The property benefits from being located in a private cul-de-sac position, a large open plan living area, two en-suites and is within a short walking distance from Frinton-on-Sea's seafront and town centre, with local shops and restaurants. Please call us on 01255 852555 to book your viewing for this immaculately presented property.

- **Four Bedrooms**
- **Two En-Suites**
- **Open Plan Living Area**
- **Under Floor Heating**
- **Working/Retired Tenants Only**
- **Immaculately Presented**
- **Off Street Parking**
- **Cul-De-Sac Position**
- **EPC Rating - B**
- **Council Tax Band - E**



£2,325 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALLWAY

Two large storage cupboards. Stair flight to first floor. Double glazed window to side. Under floor heating. Doors to:



GROUND FLOOR CLOAKROOM

Comprises of low level WC. Wall mounted hand wash basin. Wall mounted heated towel rail. Extractor fan. Double glazed window to rear.



MASTER BEDROOM

14'12 x 10'9

Fitted wardrobes. Under floor heating. Double glazed window to rear. Door to:



ALTERNATE VIEW OF MASTER BEDROOM



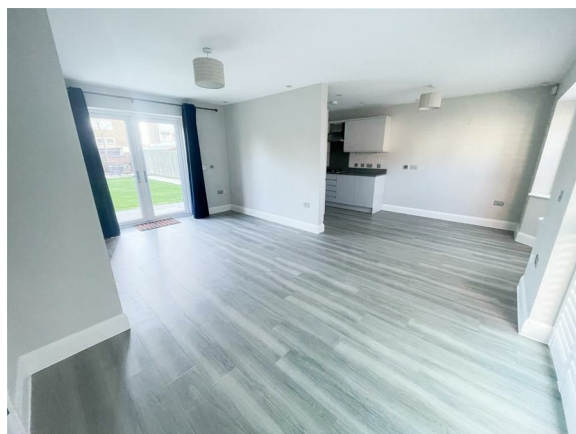
EN-SUITE BATHROOM

Four piece suite. Panel enclosed bath with mixer tap and shower attachment. Walk in shower cubicle with wall mounted shower attachment. Hand wash basin in vanity unit with cupboard and drawer space under. Low level WC in concealed cistern. Wall mounted heated towel rail. Part tiled walls. Tiled flooring with under floor heating. Sunken spotlights. Double glazed frosted window to front.



LOUNGE/DINER/KITCHEN

Open planned living area giving access to:



LOUNGE

17'6 max x 11'7

Double glazed double doors to front. Double glazed patio doors to rear. Laminate flooring. Under floor heating. Open access to:



ALTERNATE VIEW OF LOUNGE

DINING ROOM/KITCHEN

17'6 max x 7'7

Double glazed box bay window to front. Laminate flooring. Under floor heating. Open access to:

KITCHEN

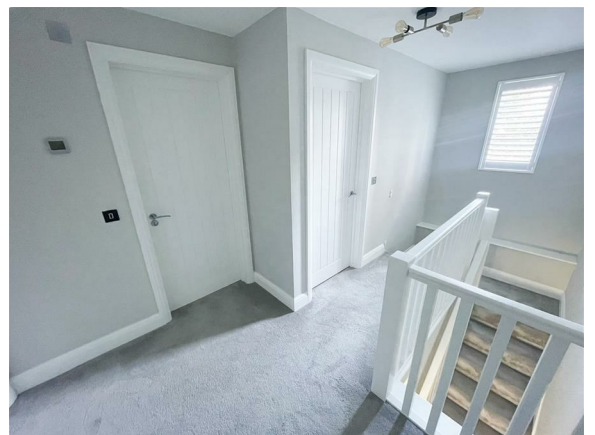
17'6 max x 7'7

Fitted with a range of grey high gloss units at both eye and floor level. Laminated square edge work surfaces with inset one and a half bowl sink and drainer unit. Integrated fridge freezer. Integrated dish washer. Integrated washing machine. Inset eye level double oven. Inset four ring gas hob with extractor hood above. Cupboard housing wall mounted boiler. Laminate flooring. Under floor heating. Sunken spot lights. Under counter spot lights. Double glazed window to rear.



FIRST FLOOR LANDING

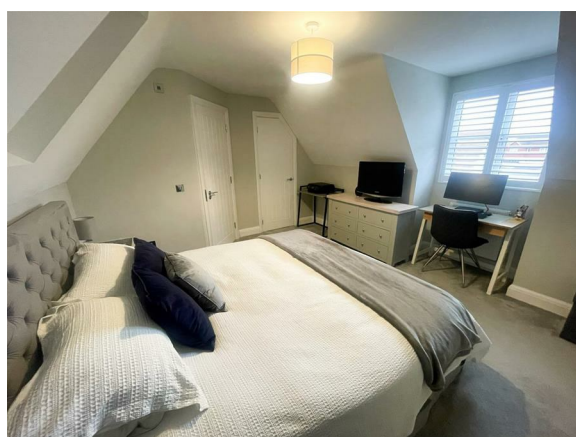
Radiator. Double glazed window to rear giving partial sea views and views of Frinton's church. Further doors to:



BEDROOM TWO

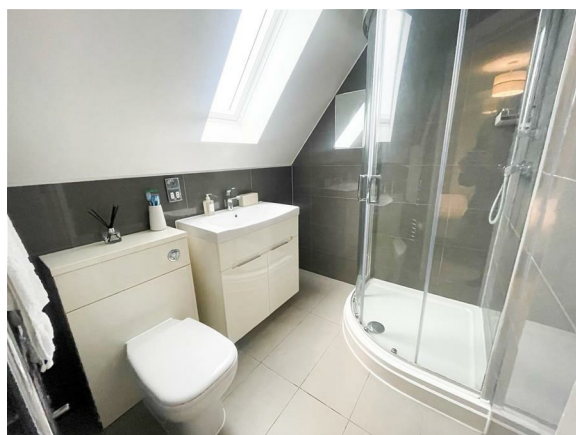
14'8 x 11'7

Velux window. Double glazed window to front. Radiator. Walk in wardrobe. Door to:



EN-SUITE SHOWER ROOM

Three piece white suite. Corner shower cubicle with wall mounted shower attachment. Hand wash basin in vanity unit with cupboards and drawer under. Low level WC in concealed cistern. Wall mounted heated towel rail. Velux window. Fully tiled walls. Tiled flooring.



BEDROOM THREE

10'3 x 8'12

Radiator. Velux window. Double glazed window to front. Fitted dressing area.



BEDROOM FOUR

8' x 5'7

Radiator. Velux window. Fitted storage cupboards.



FAMILY BATHROOM

Three piece white suite. Panel enclosed bath with shower attachment. Vanity hand wash basin with cupboards and drawer below. Low level WC in concealed cistern. Fully tiled walls. Wall mounted heated towel rail. Tiled flooring. Double glazed frosted window to side.



OUTSIDE - REAR

approx 46'

Paved patio area. Remainder being laid to lawn. Storage shed. Enclosed by brick wall and panel fencing. Side gate giving access to front. Partial sea views.



ALTERNATE VIEW OF OUTSIDE REAR



OUTSIDE - FRONT

Array of shrubs. Pathway leading to entrance. Allocated parking space. Visitor parking space. Pedestrian access via Holland Road can also be gained to access the property.



FRINTON ON SEA SEAFRONT



HOLDING DEPOSIT

Please note on application being approved Sheen's Letting's and management take a holding deposit before the application is sent off for referencing this is £600.00, this comes off the total deposit which is £3000.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there application.

Checks For Right To Rent

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a 'Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance.

Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify there accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.

Selling properties... not promises

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Sheen's
The *Action* Agents

