



Wittonwood Road Frinton-On-Sea, CO13 9JZ

**** IMMACULATELY PRESENTED **** Situated in the sought after seaside town of Frinton-on-sea, located inside the prestigious 'Gates' and boasting spacious modern living accommodation, Sheen's Estate Agents have the pleasure in bringing to market this older style, **THREE BEDROOM MID-TERRACE HOUSE**. The property benefits from a beautiful 33' fully integrated kitchen/dining room, 25'7" lounge, three good sized bedrooms and a south facing rear garden. Conveniently situated with a quarter of a mile of Frinton's town centre, seafront and mainline railway station with links to London Liverpool Street, it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Immaculately Presented With Three Bedrooms**
- **Inside The 'Gates '**
- **33' Modern Fully Fitted Kitchen/Diner**
- **25'7" Lounge**
- **Modern Fitted Bathroom Suite**
- **South Facing Rear Garden**
- **Close To Seafront, Town Centre & Mainline Railway Station**
- **Off Street Parking**
- **Must be Viewed**
- **EPC Rating TBC/ Council Tax Band - B**



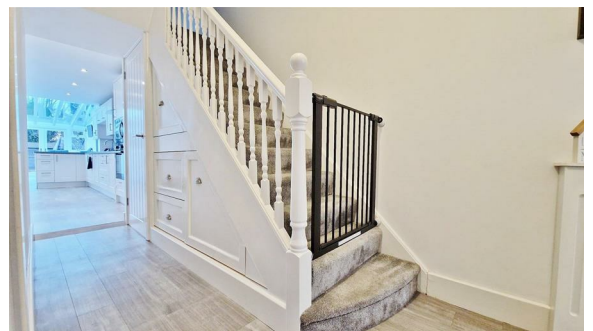
Price £325,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

Hallway

Stair flight to first floor. Built in under storage cupboards and drawers. Wood effect flooring. Radiator. Open access to Kitchen/Diner. Door to:



Lounge

25'7" x 11'1" nar 8'7"

Ornamental oak mantle with inset multi-fuel burner. Further brick built feature fireplace. Vertical feature panel radiator. Radiator. Sealed unit double glazed bay window to front. Sealed unit double glazed door with full length double glazed window panel leading to rear.



Kitchen/Diner

33' x 8'5"



Kitchen Area

Fitted with a range of modern matching fronted units. Square edge work surfaces with inset stainless steel one and half bowl sink drainer unit with mixer tap. Inset four ring gas hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Built in eye level oven and microwave. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Fitted breakfast bar. Wood effect flooring. Radiator. Two sealed unit double glazed windows to side. Open plan leading into:



Dining Area

Self clean tinted glass roof. Wood effect flooring. Vertical feature panel radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear.



First Floor Landing

Loft access housing combination boiler providing heating and hot water throughout. Radiator. Doors to:



Bedroom One

14'6" x 11'

Two radiators. Two sealed unit double glazed windows to front.



Bedroom Two

10'10" x 8'8"

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.



Bedroom Three

10' x 8'6"

Radiator. Sealed unit double glazed window to side. Sealed unit double glazed window to rear.



Bathroom

Modern white suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Panelled p'shaped bath with wall integrated shower controls and over head 'rainfall' shower with separate attachment. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to side.



Outside - Rear

Patio area. Majority laid to awn. Two timber constructed log stores. Wooden storage shed with power and lighting. Outside tap. Enclosed by panel fencing.



Outside - Front

Majority shingled with mosaic tiled pathway leading to entrance door under a storm porch. Enclosed by picket fence. Hard standing paved area providing off street parking.



Disclaimer - wide angle lens etc.

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.

Anti Money Laundering

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 - £150 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.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

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:



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.
Made with Metropix ©2025

Selling properties... not promises

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

Sheen's
The Action Agents