



Branscombe Close Frinton-On-Sea, CO13 9LE

Situated inside the 'Gates' and having undergone an extensive programme of modernisation by the current owners, Sheen's Estate Agents have the pleasure in offering this TWO/THREE BEDROOM SEMI-DETACHED CHALET. The property boasts a large spacious entrance hall, open plan kitchen/dining space leading through to a double glazed conservatory leading on to a manicured 60' approx. rear garden. There is a ground floor shower room and first floor bathroom, accompanied by two/three spacious bedrooms on the first floor. The property is conveniently located within half a mile of shopping amenities in Connaught Avenue, seafront and mainline railway station with it's direct link to London Liverpool Street and an early inspection is highly recommended to fully appreciate the accommodation on offer.

- Two/Three Bedrooms
- 19'4" Entrance Hall/Study
- 17'10" x 10'10" Lounge
- Ground Floor Shower Room
- First Floor Bathroom
- 22' Upvc Double Glazed Conservatory
- 60' Manicured Rear Garden
- Garage & Ample Off Street Parking
- Solar Panels
- EPC Rating D & Council Tax Band C



Offers In Excess Of £400,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

Hallway/Study

19'4" x 12'4"

Stair flight to first floor. Built in storage cupboard. Two radiators. Sealed unit double glazed window to front. Doors to all rooms. Door to:-



Lounge

17'10 x 10'

Fireplace with oak mantle and electric fire under. Radiator. Sealed unit double glazed window to front.



Shower Room

White suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Fitted corner shower cubicle with separate attachment and overhead rainfall shower. Heated towel rail. Part tiled walls. Obscured sealed unit double glazed window to side.

Kitchen

12'10" x 8'1"

Fitted with a range of matching fronted units. Square edge wooden worksurfaces. Inset one and a half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for cooker. Part tiled walls. Radiator. Open window to conservatory. Open access to:-



Dining Room

14'8" x 10'10"

Full length feature panel radiator. Open access to:-



Conservatory

22' x 7'6"

Part brick base. Polycarbonate roof. Work surface with plumbing for washing machine under. Sealed unit double glazed window to rear. Obscured sealed unit double glazed window to side. Sealed unit double glazed patio doors giving access to rear.



First Floor Landing

Skylight. Doors to all rooms. Door to:-



Bedroom 1

22'6" x 10'

Radiator. Skylight. Sealed unit double glazed window to rear.
Open access to walk in wardrobe/protentional bedroom 3.



Bedroom 2

13'3" x 7'2"

Feature panel radiator. Sealed unit double glazed window to rear.



Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with overhead rainfall shower. Corner bath with shower attachment. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to rear.



Outside - Rear

Approx 60'. Wood decked area. Remainder majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Private access door to garage. Enclosed by panelled fencing. Outside lights.



Alternate Rear View



Outside - Front

Hardstanding patio area providing ample off street parking leading to garage with an up and over door. Part laid to lawn. Array of beds stocking shrubs and bushes. pathway leading to entrance door under a storm porch.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/03.24

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.

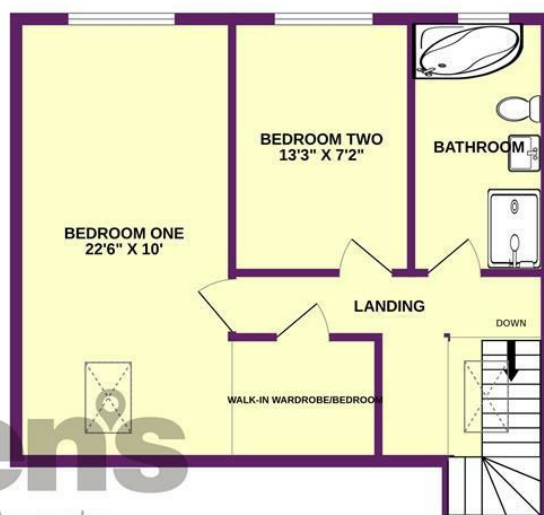
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



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

Sheen's
The Action Agents