



Upper Fourth Avenue Frinton-On-Sea, CO13 9JS

Located within the 'Gates' of Frinton-on-sea occupying an Upper 'Avenues' position, is this immaculately presented THREE DOUBLE BEDROOM DETACHED CHALET. The property is perfectly situated with ease of access to shopping amenities in Connaught Avenue, the seafront and mainline railway station. The property boasts en-suites to the ground floor and first floor bedrooms. Three good size reception rooms, multi use outbuildings, well established manicured rear garden and off street parking to the front. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Double Bedrooms
- Ground Floor Bedroom With En-Suite
- Three Reception Rooms
- Multi Use Outbuildings
- Immaculately Presented
- Inside The Gates
- Upper 'Avenues' Location
- 57' Well Established Rear Garden
- Close To Seafront And Amenities
- EPC Rating D



Price £600,000 Freehold

Upper Fourth Avenue, Frinton-On-Sea, CO13 9JS

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door with full length glazed panel giving access to:-

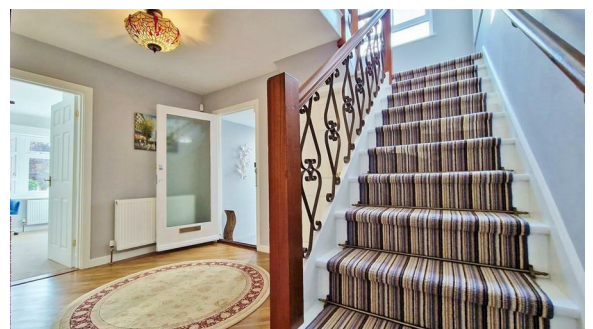
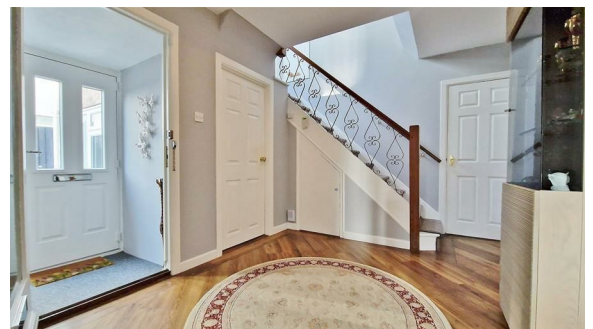
Entrance Porch

Obscured door giving access to:-



Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Amtico flooring. Radiator. Doors to all rooms. Door to:-



Lounge

16' x 12'

Fireplace with inset gas fire under. Amtico flooring. Radiator. Obscured sealed unit double glazed window to side. Sealed unit double glazed bay window to front. Double pocket door system giving access to:-



Dining Room

12' x 11'

Amtico flooring. Radiator. Two sealed unit double glazed windows to conservatory. Sealed unit double glazed French style doors giving access to:-



Conservatory

11'7" x 8'3"

Part brick base. Polycarbonate roof. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed patio doors giving access to rear.



Cloakroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Part wood panelled walls. Amtico flooring. Heated towel rail. Shaver point. Obscured sealed unit double glazed window to side.



Bedroom 1

13'1" x 10'4"

Built in wardrobe with mirrored sliding doors. Radiator. Sealed unit double glazed bay window to front. Door to:



En-Suite

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Built in shower cubicle with integrated shower. Extractor fan. Fully tiled walls. Heated towel rail.



Kitchen

13'3" x 9'8"

Fitted with a range of modern matching fronted units. Rolled edge worksurfaces. Inset four ring induction hob with extractor hood above. Inset ceramic one and a half bowl sink drainer unit. Built in double eye level oven. Integrated microwave. Further selection of matching units at both eye and floor level. Space for American style fridge/freezer. Integrated dishwasher. Full length panel radiator. Sealed unit double glazed window to rear. Sealed unit double door giving access to:-



Multi Use Reception

Two skylights. Sealed unit double glazed composite entrance door giving access to front. Sealed unit double glazed window to front. Obscured sealed unit double glazed window to side. Sealed unit double glazed door to rear. Door to:-



Garage/Utility Room

17'9" x 9'5"

Matching fronted units. Square edge worksurfaces. Inset bowl sink drainer unit with mixer tap. Plumbing for washing machine. Door to rear garden. Door leading to:-



Storage/Workshop

9'7" x 9'5"

Fitted shelving. Door to:-



Bar Area

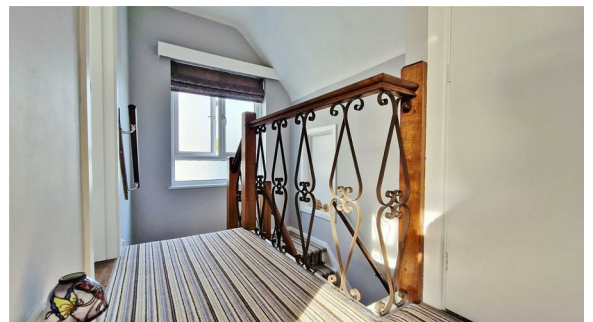
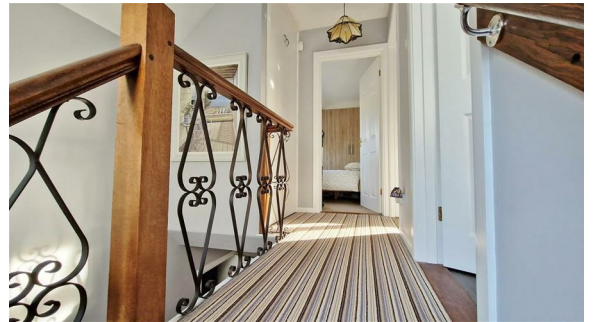
9'5" x 9'5"

Wood panelled walls. Double French style doors giving access to rear.



First Floor Landing

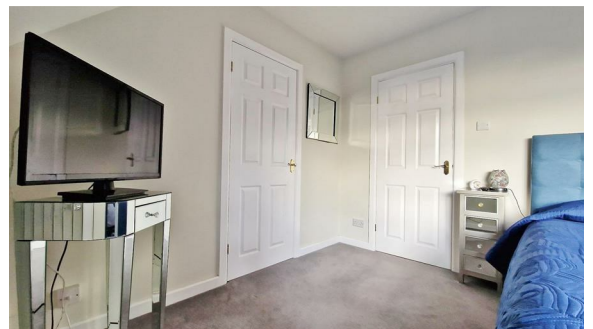
Built in airing cupboard with over head storage. Built in eaves storage. Obscured sealed unit double glazed window to side. Doors to all rooms. Door to:-



Bedroom 2

14'8" x 11'8"

Fitted wardrobes to one wall. Built in eaves storage. Radiator. Sealed unit double glazed window to front. Door to:-



En-Suite

White suite comprises low level with concealed cistern. Vanity wash hand basin with storage drawers under. Panelled bath with integrated shower. Fully tiled walls. Column radiator. Obscured sealed unit double glazed window to side.



Bedroom 3

10' x 9'8"

Fitted wardrobes to one wall. Radiator. Sealed unit double glazed window to rear.



Outside - Rear

57' Well established and manicured rear garden. Large paved patio seating area. Part laid to lawn. Borders wells stocked with flowers, shrubs and bushes. Outside lights. Outside tap.



Alternate Rear View



Outside - Front

Part laid to lawn. Beds well stocked with flowers, shrubs and bushes. Exterior lighting. Pressed concrete drive way providing off street parking. Access to rear via side gate.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

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/02.25

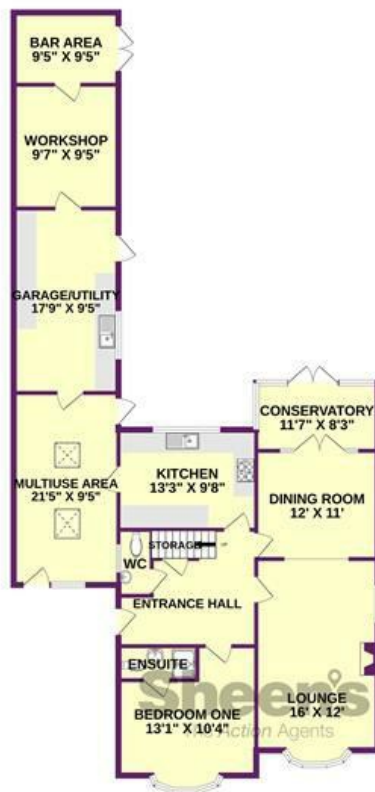
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



GROUND FLOOR



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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