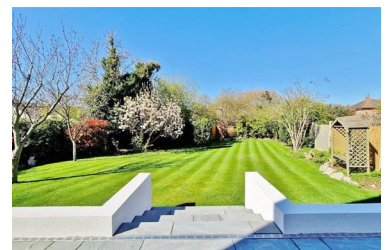




## Ashlyns Road Frinton-On-Sea, CO13 9ED

Having undergone a full programme of modernisation and located inside the Frinton 'Gates', Sheen's Estate Agents have the rare opportunity to bring to market this STUNNING, FOUR DOUBLE BEDROOM, THREE RECEPTION ROOM, END OF TERRACE TOWN HOUSE. 'Montfleuri' boasts good size rooms spanning over three floors, a large secluded rear garden, three en-suites and ample off street parking leading to a detached garage. Situated within easy reach of shopping amenities in Connaught Avenue, seafront and mainline railway station, this property is not to be missed and an early viewing is strongly advised.

- Four Double Bedrooms
- Three Reception Rooms
- Three En-Suites
- Stunning Extended Kitchen/Diner With Bespoke Fittings
- Utility Room & Ground Floor Cloakroom
- Ample Off Street Parking & Detached Garage
- Modern Character Property Inside The Gates
- Large Secluded Rear Garden
- Close to Amenities & Seafront
- Council Tax Band - E / EPC Rating - D



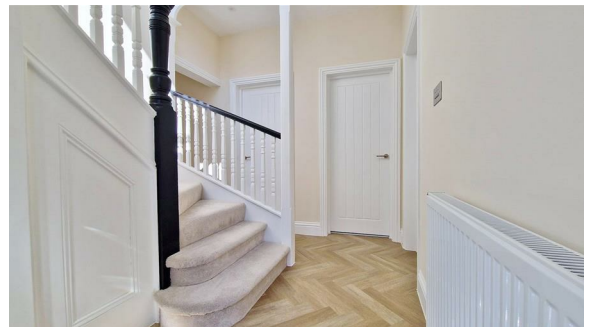
**Price £899,995 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Entrance Hall

Stair flight to all floors. Under stairs storage cupboard. Herringbone flooring. Spotlights. Radiator. Doors to:



### Reception Room

12" x 11"

Spotlights. Radiator. Sealed unit double glazed sash window to front.





## Lounge

12'4" x 10'11"

Spotlights. Radiator. Sealed unit double glazed sash window to front. Double doors leading to:



## Sitting Room

11'6" x 11'1"

Herringbone flooring. Spotlights. Radiator. Open access to:

## Dining Room

13'11" x 7'11"



## Kitchen

12" x 10'4"

Fitted with a range of matching bespoke fitted fronted units. Marble hard edge worksurface. Inset ceramic bowl sink unit with mixer tap. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Built in eye level microwave. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Central island with marble work surfaces and a range of drawers. Under cupboard lighting. Marble splashback. Herringbone flooring. Spotlights. Featured skylight. Two sets of double glazed bi-folding doors leading to rear garden.



## Alternate Kitchen/Diner View

## Utility Room

7'2" x 5'6"

Marble effect hard edge work surface. Inset ceramic bowl sink and drainer unit with mixer tap. Range of eye and floor level bespoke cupboards. Tiled splashback. Herringbone flooring. Plumbing for washing machine. Space for further fridge, freezer or cupboard space. Extractor fan. Spotlights. Sealed unit double glazed window to side.





### Cloakroom

Floating low level WC. Vanity wash hand basin with mixer tap and cupboard under. Herringbone flooring. Sensored spotlights. Obscured sealed unit double glazed window to side.



### First Floor Landing

Stair flight to top floor. Spotlights. Radiator. Sealed unit double glazed window to side. Door to:



### Master Bedroom

12'2" x 11'2"

Spotlights. Radiator. Sealed unit double glazed sash window to front. Open access to:



### Dressing Room

9'11" x 5'7"

Potential for range of fitted wardrobes which could be installed to the buyers specification included in the purchase price. Spotlights. Door to:



### En-Suite

Modern four piece suite comprises of floating low level WC. Vanity wash hand basin with mixer tap and drawers under. Enclosed tiled bath with separate shower attachment. Fitted corner shower cubicle with sliding door, wall mounted shower attachment and thermostatic controls and a featured waterfall shower head. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed window to rear.



### Bedroom Three

11'2" x 11'1"

Potential for fitted wardrobes which could be installed to the buyers specification included in the purchase price. Spotlights. Radiator. Sealed unit double glazed sash window to front.





### Bathroom

Four piece suite comprises of floating low level WC. Vanity style wash hand basin with fitted basin with mixer tap with drawer and further shelving under. Enclosed tiled bath with wall mounted shower hose attachment. Fitted shower cubicle with wall mounted shower attachment with thermostatic controls and featured waterfall shower head. Part tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Two obscured sealed unit double glazed windows to side.



### Bedroom Four

12'2" x 11'4"

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



### Second Floor Landing

Built in boiler room cupboard housing wall mounted boiler providing heating and hot water throughout and housing a hot water cylinder. Large built in storage cupboard. Spotlights. Sealed unit double glazed window to side. Door to:

### Bedroom Two

10'4" x 9'11"

Potential for fitted wardrobes which could be installed to the buyers specification included in the purchase price. Radiator. Spotlights. Sealed unit double glazed sash dormer window to front. Door to:



### En-Suite

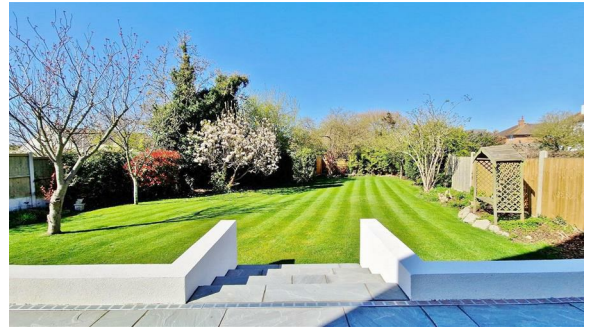
Modern four piece suite comprises of floating low level WC. Vanity wash hand basin with mixer tap and drawers under. Fitted featured bath with wall mounted shower attachment with thermostatic controls and wall mounted featured mixer tap. Fitted corner shower cubicle with sliding door, wall mounted shower attachment with thermostatic controls and featured rainfall shower head. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed dormer window to rear.





### Outside - Rear

Landscaped rear garden with raised newly paved area. Remainder laid to lawn. Array of trees and shrubs. Outside lights. Outside socket. Private access door to garage. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Tarmac driveway providing ample off street parking leading to detached garage with electric roller door. Remainder laid to lawn. Paved pathway leading to entrance door. Raised sleepers stocked with an array of trees, shrubs and flowers. Outside lights. Enclosed by panelled fencing and picket fencing.





### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### JD/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.

### 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.



GROUND FLOOR



1ST FLOOR



2ND 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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## Selling properties... not promises

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**Sheen's**  
 The Action Agents