



## Quendon Way Frinton-On-Sea, CO13 9PF

Located within 150 meters of the seafront and being offered with NO ONWARD CHAIN, Sheen's have the pleasure in offering for sale this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. Situated inside the prestigious 'Gates' of Frinton-on-sea, the property boasts a much desirable south facing rear garden, 10'4 kitchen, 15'3" sun room, detached garage and off street parking to the front. The property is conveniently located within one mile of shopping amenities in Frinton's town centre and the mainline railway station with links to London Liverpool Street.

- Two Double Bedrooms
- Quiet, Sought After Location Inside The Gates
- 10'4" x 10' Kitchen
- 15'3" Sun Room
- South Facing Rear Garden
- 150 Meters To Seafront
- Off Street Parking & Detached Garage
- No Onward Chain
- EPC Rating D
- Council Tax Band - C



**Price £299,995 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

### Hallway

Built in storage cupboard. Loft access. Radiator. Door to:-



### Bedroom 1

12'5" x 10'5"

Radiator. Sealed unit double glazed bay window to front.



### Bedroom 2

10'4" x 9'4"

Radiator. Sealed unit double glazed window to front.



### Bathroom

White suite comprises low level w/c. Vanity was hand basin with storage cupboard under. Panelled corner bath with wall mounted shower. Part tiled walls. Tiled flooring. Radiator. Extractor fan. Obscured sealed unit double glazed window to side.





### Kitchen

10'4" x 10'

Fitted with a range of matching fronted units. Wood effect rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with extractor hood above and built in oven under. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Enclosed wall mounted combination boiler providing heat and hot water throughout. Part tiled walls. Tiled flooring. Radiator. Two sealed unit double glazed windows to rear. Sealed unit double glazed window to side. Sealed unit double glazed door giving access to rear.



### Lounge

14' x 9'10"

Fireplace with marble surround and inset electric fire. Radiator. Sealed unit double glazed French doors with picture length side windows giving access to:-



### Sun Room

15'3" x 8'

Tiled flooring. Part brick base. Sealed unit double glazed windows to rear and side aspects. Sealed unit double glazed door giving access to side. Sealed unit double glazed French doors giving access to rear.



### Outside - Rear

South facing. Part laid to lawn. Beds well stocked with shrubs and bushes. Open access to side. Detached garage (20'02" x 10'2")



### Outside - Front

Hardstanding paved area providing ample off street parking . Beds stocked with shrubs and bushes. Part laid to lawn. Outside light

### 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 Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/05.25

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.

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.

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## GROUND 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