



## Fifth Avenue Frinton-on-Sea, CO13 9LQ

Located inside the 'Gates' of Frinton-on-Sea and being offered with NO ONWARD CHAIN is this stunning, CHARACTER THREE BEDROOM SEMI-DETACHED HOUSE. The property has been tastefully and carefully modernised throughout by the current owners and boasts two reception rooms, kitchen and utility rooms, 9'4" sun room and a mature, secluded 85' approx rear garden. Situated perfectly for ease of access to the town centre, 'Greensward' and Seafront and the mainline railway station and we recommend an early viewing to fully appreciate this beautiful property which is on offer.

- Three Bedrooms
- Immaculate, Character Property
- Inside The Frinton 'Gates'
- Two Reception Rooms
- Ground Floor Cloakroom & Utility Room
- 9'4" Sun Room
- 85' Approx Mature, Secluded Rear Garden
- Off Street Parking
- No Onward Chain
- EPC Rating D/ Council Tax Band - C



**Price £425,000 Freehold**



Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:-

### Entrance Porch

Tiled flooring. Sealed unit double glazed entrance windows to front and side aspects. Original hardwood leading to:-

### Hallway

Stair flight to first floor with built in under stairs storage cupboard. Tiled flooring. Radiator. Door to:-



### Lounge

14'4" x 10'9"

Fireplace with inset gas fire under. Engineered oak flooring. Radiator. Sealed unit double glazed bay window to front with fitted shutters. French style doors leading to:-



## Dining Room

12' x 10'

Engineered oak flooring. Radiator. Sealed unit double glazed French style doors leading to conservatory. Door to hallway.



## Cloakroom

Modern white suite comprises low level w/c. Vanity wash hand basin with storage drawer under. Tiled flooring. Tiled splashbacks. Obscured double glazed window to side.



## Utility Room

8'5" x 6'

Modern fitted fronted units. Bevelled edge bushboard encore worktops with upstands. Integrated washing machine. Space for American style fridge/freezer. Tiled flooring. Sealed unit double glaze window to side. Open access leading to:-



### Kitchen

8'2" x 7'4"

Fitted with a range of modern matching fronted units. Bushboard encore worktops bevelled edge worksurfaces. Inset butler style sink with drainer. Inset four ring Neff induction hob with extractor hood above. Built in eye level double oven. Further selection of matching units at both eye and floor level. Wall mounted enclosed combination boiler providing heat and hot water throughout. Tiled flooring. Velux skylight. Original sash windows to conservatory. Sealed unit double glazed window rear. Sealed unit double glazed door giving access to:-



### Sun Room

9'4" x 7'6"

Polycarbonate roof. Tiled flooring. Wall mounted electric panel heater. Sealed unit double glazed French style doors with full length glazed side panels leading to rear.



### First Floor Landing

Loft access. Part boarded. Sealed unit double glazed window to side. Doors to all rooms. Door to:-





### Bedroom 1

11'3" x 10'6"

Radiator. Sealed unit double glazed window to front with fitted shutters.



### Bedroom 2

12' x 7'

Two built in wardrobes with over head storage. Radiator. Sealed unit double glazed window to rear.



### Bedroom 3

8'5" x 5'10"

Built in wardrobes with mirror sliding doors to one wall. Radiator. Sealed unit double glazed window to rear.



### Shower Room

Modern white suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Fitted double length shower cubicle with glass shower screen and wall mounted shower. Extractor fan. Obscured sealed unit double glazed window to front.



### Outside - Rear

80' approx

Mature manicured rear garden. Part patio area. Raised lawn with well stocked mature borders with array of flowers, shrubs and bushes. Miniature cherry tree. Outside tap. Outside light. Access gate to front. Hardstanding area with two storage sheds to remain and workshop with power and lighting connected (11 x 8'8".)





### Alternate Rear Views



### Outside - Front

Paved driveway providing ample off street parking. Beds stocking shrubs and bushes. Inset lighting. Part enclosed by low brick wall with further lighting.



### 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.





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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