



Temple Close Frinton-On-Sea, CO13 0BN

Situated in a sought-after, quiet cul-de-sac in the seaside town of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in offering for sale this well presented EXTENDED, THREE BEDROOM SEMI-DETACHED BUNGALOW. The property offers an en-suite to master bedroom, a modern fitted kitchen and bathroom and a secluded, spacious rear garden. The property is conveniently situated within a short stroll of Frinton's mainline railway station, town centre with shopping amenities and seafront and it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Extended With Three Bedrooms
- Modern Fitted En-Suite To Master Bedroom
- Modern Fitted Kitchen & Bathroom
- Large, Secluded Rear Garden
- Sought After Location
- Quiet, No Through Road Close To Seafront
- Off Street Parking & Garage
- Must Be Viewed
- EPC Rating D
- Council Tax Band - C



Price £335,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

Entrance Porch

Part brick base. Poly-carbonated roof. Obscured sealed unit double glazed windows to side. Obscured sealed unit double glazed door leading to:

Hallway

Loft access. Built in storage cupboard. Wood laminate flooring. Radiator. Doors to:

Bedroom One

14'8" x 10'5"

Wood laminate flooring. Two radiators. Sealed unit double glazed bay window to front. Door to:



En-Suite

Modern white suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Fitted shower cubicle with integrated controls and over head 'rainfall' shower and separate attachment. Marble effect panelled walls. Heated towel rail. Fitted extractor fan.



Bedroom Two

10'3" x 9'3"

Radiator. Sealed unit double glazed window to front.



Bedroom Three/Dining Room

14' x 10'

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



Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with wall mounted electric shower. Part tiled walls. Built in storage cupboard. Heated towel rail. Obscured sealed unit double glazed window to side.



Kitchen

10'5" x 10'5"

Fitted with a range of modern matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit. Inset four ring 'Neff' induction hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Built in eye level double 'Neff' oven. Plumbing for automatic dishwasher. Plumbing for automatic washing machine. Space for fridge/freezer. Part tiled walls. Radiator. Sealed unit double glazed window to rear. Door leading to:



Lounge

15' x 12'8"

Radiator. Sealed unit double glazed window to front and side.
Sealed unit double glazed patio doors giving access to rear.



Outside - Rear

Large secluded, well established rear garden. Part patio area. Majority laid to lawn. Array of flowers shrubs and bushes. Borders well stocked with array of shrubs and trees. Wooden storage shed to remain. Private access door to garage. Outside tap. Outside lights. Outside socket.



Outside - Front

Part laid to lawn with array of beds stocking flowers and shrubs. Paved hard standing area providing off street parking leading to garage.

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/10.25

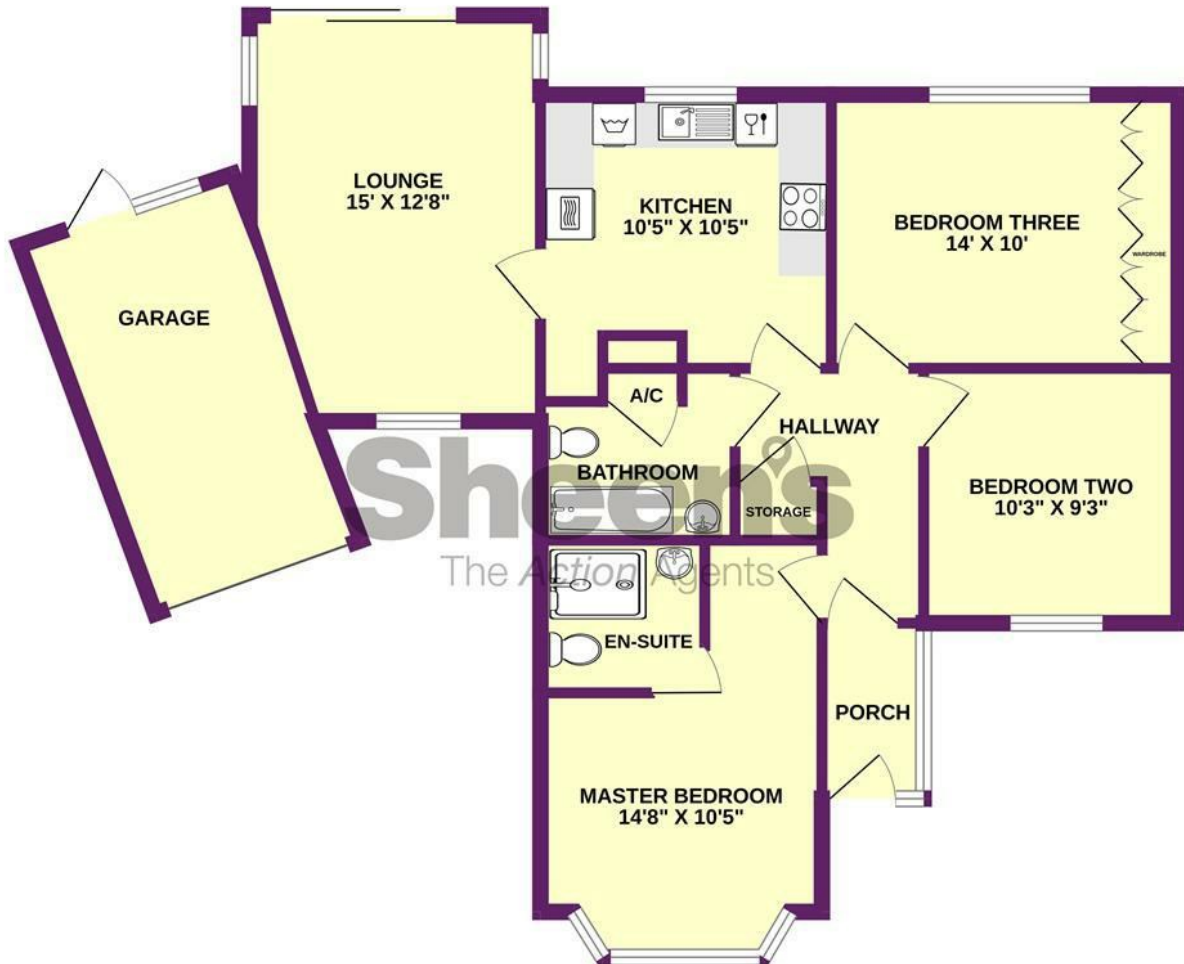
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



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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