

# AUDLEY WAY, FRINTON-ON-SEA, ESSEX, CO13 9PG

Price

**£775,000**

**FREEHOLD**

- Exceptional & Extended Detached Bungalow
  - Three Double Bedrooms
- Underfloor Heating To Kitchen & Shower Rooms
- Bespoke Fitted Wardrobes & Electric Roller Blinds
  - Automated Rain Sensor Velux Windows
  - Two Reception Rooms
  - En-Suite To Master Bedroom
- Stones Throw From Frinton Seafront
- High Specification Throughout
- Council Tax Band - E / EPC Rating - E



**FENTONS**  
ESTATE AGENTS



Occupying a prime position in one of Frinton-on-Sea's most sought after private roads, Fentons are delighted to bring to market this exceptional and EXTENDED, THREE BEDROOM DETACHED BUNGALOW. The property offers outstanding specification throughout, offering luxurious single storey living just a stone's throw from Frinton's beautiful seafront. Beautifully presented and thoughtfully designed, the property offers underfloor heating to both the kitchen and shower rooms, high quality rain sensor self closing Velux windows, bespoke fitted wardrobes, electric roller blinds and an impressive attention to detail in every room. Externally, electric sliding and double entrance gates open onto a generous block paved driveway providing ample off street parking, with the rear garden offers a beautifully and secluded landscaped garden. Audley Way is ideally situated approximately one mile from Connaught Avenue and Frinton-on-Sea railway station. It is in the valuer's opinion that an internal inspection is highly recommended to appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Double glazed composite entrance door leading to:-

#### Entrance Hallway

Loft access with pull down ladder and light connected. Built in airing cupboard. Karndean flooring. Spotlights. Radiator. Obscured double glazed windows to front. Door to:-

#### Kitchen

11'1" x 10'7"

Beautifully installed kitchen fitted with a range of zeluso fronted units. Marble worksurfaces. Inset one and a half ceramic bowl sink and marble drainer with mixer tap and Quooker hot tap. Inset four ring electric hob with extractor hood above and electric oven under. Further sslection of matching units at both eye and floor level. Range of tall cupboards with integral shelving. Integrated fridge/freezer, wine cooler dishwasher and eye level microwave. Water softener and filter. Plinth lighting. Part tiled walls. Marble splashback. Marble tiled flooring with underfloor heating. Spotlights. Vertical radiator. Double glazed window to front. Double glazed Velux windows with rain sensors to front.

#### Boot Room

15'6" x 4'8"

Range of zeluso fronted units at both eye and floor level. Marble worksurface. Tiled flooring. Radiator. Wall lights. Range of obscured and clear double glazed windows to all aspects. Obscured double glazed door to front. Double glazed door leading to rear garden.

#### Shower Room

Beautifully presented suite comprises low level w/c with concealed cistern. Large vanity wash hand basin with mixer tap and drawers under. Walk in shower with screen and rainfall shower with separate attachment. Fully tiled walls. Tiled flooring with underfloor heating. Fitted mirror. Spotlights. Extractor fan. Electric heated towel rail. Obscured double glazed window to front with electric roller blind.

#### Master Bedroom

27'10" x 11' both max

Range of Clerk matt sandstone wardrobes and drawers. Karndean flooring. Two radiators. Double glazed window to rear with fitted electric roller blind. Double glazed Velux windows to side with rain sensors. Door to:-

#### En-Suite

Beautifully presented modern suite comprises low level w/c with concealed cistern. Vanity wash hand basin with mixer tap and drawers under. Walk in shower cubicle with screen and rainfall shower with separate attachment. Fully tiled walls. Tiled flooring with underfloor heating. Electric heated towel rail. Spotlights. Extractor fan. Obscured double glazed window to side.

#### Bedroom Two

12'7" x 10'11"

Fitted Clerk matt sandstone wardrobes and over head storage cupboards. Fitted carpet. Spotlights. Radiator. Double glazed window to rear. Double glazed roof light windows to rear with rain sensors.

#### Bedroom Three

12'4" x 7'

Fitted carpet. Radiator. Double glazed window to side with electric roller blind.

#### Lounge

14'3" x 14'1"

Karndean flooring. Micro marble fireplace with inset electric fire. Radiator. Double glazed window to side with fitted electric roller blind. Double doors with fitted electric roller blind above leading to:-

#### Dining/Sitting Room

24'10" x 12'9"

Mosaic tile effect vinyl flooring. Two radiators. Double glazed windows to side and rear aspects. Double glazed French style doors leading to:-

#### Outside - Rear

Part patio areas. Remainder laid to lawn. Raised paved area leading to shed which also creates an ideal additional seating area. Summer House to remain with power and light connected. Raised sleeper beds laid to shingle and stone. Outside sockets and lights. Access to front via side gate. Private access door to garage with power and light connected housing combination boiler providing heating and hot water throughout and additional space for extra white goods. Enclosed by panelled fencing.

#### Outside - Front

Range of electric sliding and double opening gates leading to block paved in/out driveway providing ample off street parking leading to garage with electric door. Remainder laid to raised paving providing additional seating. Iron gate opening onto to block paved pathway leading to entrance door. EV charging point.

#### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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#### AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

#### REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

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

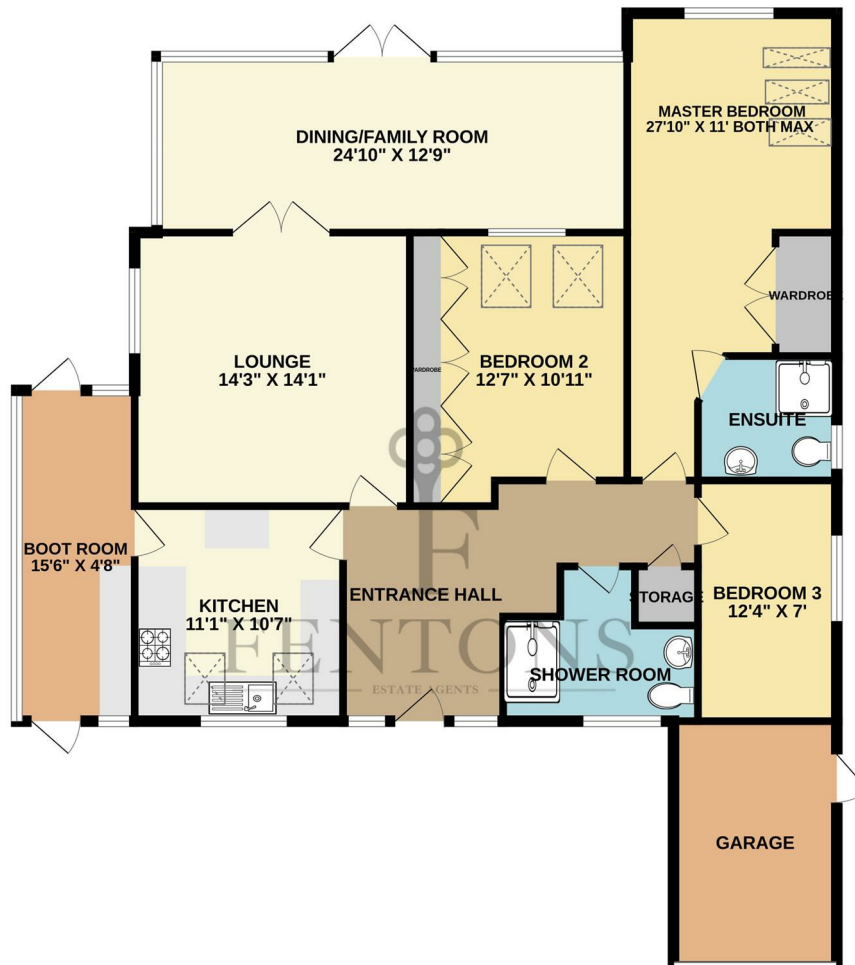
  
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## GROUND FLOOR



AUDLEY WAY

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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**Council Tax Band**

**E**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 50                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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