

SECOND AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9ER

Price

£1,250,000

FREEHOLD

- Edwardian Character Detached House
- 0.8 Acre Plot & 2529 Square Feet Of Accommodation
- Sought After Tree Lined 'Avenues' Location
- Sea Views & Frinton Golf Course Views
- Four Bedrooms With Two En-Suites
 - Four Reception Rooms
 - Garage & In/Out Driveway
- Rarely Available Property & Must Be Viewed
 - EPC Rating D
 - Council Tax Band - G



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ESTATE AGENTS



Occupying an exceptional plot of approximately 0.8 acres within the highly sought after tree lined 'Avenues' of Frinton-on-Sea, Fentons have the pleasure in offering for sale this rarely available EDWARDIAN DETACHED RESIDENCE offering an outstanding combination of character and space. There is approximately 2,529 sq ft of beautifully proportioned accommodation which enjoys SEA VIEWS to the front whilst the rear garden benefits from delightful views across Frinton Golf Course. This elegant period home retains a wealth of charm and presence and features four generous reception rooms, providing an abundance of living and entertaining space, all complemented by large windows and attractive garden views throughout. To the first floor there are FOUR BEDROOMS, two of which benefit from en-suite shower rooms and one enjoying a substantial dressing area together with a Juliet balcony overlooking the beautifully established gardens. The mature garden provide a wonderful sense of privacy and seclusion which is rarely found so close to the seafront. The property is conveniently located within easy reach of the town centre with its selection of boutique shops, cafés, restaurants and everyday amenities, whilst also being within a stones throw of the 'Greensward' and Seafront.

Accommodation comprises of approximate room sizes

Hardwood entrance door with obscured glazed panels leading to:-

Entrance Hall

Engineered oak flooring. Stair flight to first floor with understairs storage cupboard with stairs to cellar. Vertical radiator. Obscured sealed unit double glazed Georgian style window to side. Double doors leading to sitting room. Door to:-

Cloakroom

White suite comprises low level w/c. Wash hand basin. Engineered oak flooring. Heated towel rail. Obscured sealed unit double glazed Georgian style window to front.

Cellar

Accessed via the understairs storage cupboard. Fully shelved. Power and lighting connected. 2/3 ceiling height.

Lounge

20'09" x 15'3"

Stone fireplace with open fire under and surround and hearth. Two vertical radiators. Sealed unit double bay window to front with partial sea views. Two sealed unit double glazed Georgian style windows to front with partial sea views.

Sitting Room

24'6" x 17'10" max

Adam style stone fireplace with inset log burner. Engineered oak flooring. Four vertical radiators. Sealed unit double glazed French style doors with matching sealed unit double glazed Georgian style windows to rear aspect overlooking the garden.

Kitchen

15' x 12'1"

Fitted with a range of modern matching fronted units. Square edge worksurfaces with upstands and inset stainless steel butler sink with mixer tap. Integrated AEG induction hob with glass splashback and extractor hood above. Built in double eye level ovens. Further selection of matching units at both eye and floor level. Glass display cupboards with lighting. Integrated dishwasher. Space for American style fridge/freezer. Centre island with breakfast bar seating area. Square edge copper work surface. Under lighting. Amtico signature flooring. Sealed unit double glazed Georgian style window to rear. Obscured sealed unit double glazed Georgian style window to side. Vertical radiator. Open plan to:-

Dining Area

15'6" x 10'7"

Amtico signature flooring. Two vertical radiators. Sash window to utility. Obscured glazed hardwood door leading to utility. Oversized sealed unit double glazed sliding patio doors giving access to rear. Door leading to:-

Study

14' x 10'2"

Built in double length storage cupboard housing boiler providing heating and hot water throughout. Amtico signature flooring. Radiator. Two sealed unit double glazed Georgian style windows to rear overlooking the garden.

Utility Room

Fitted with a range of matching beech coloured fronted units. Rolled edge worksurfaces. Inset stainless steel butler style sink. Plumbing for washing machine. Space for tumble dryer. Sealed unit double glazed door giving access to rear. Obscured glazed door leading to:-

Covered Porch

Covered storage area with door giving access to front.

First Floor Landing

Built in double length airing cupboard with over head storage. Loft access with pull down ladder. Radiator. Feature stained glass sash window to front. Two sealed unit double glazed Georgian style windows to side. Door to:-

Bedroom One

20'09" x 15'4"

Two built in double wardrobes with over head storage. Part acoustic wood panelling. Two radiators. Sealed unit double glazed Georgian style bay window to front with partial sea and greensward views. Two sealed unit double glazed Georgian style windows with further sea and greensward views. Door to:-

En-suite

White suite comprises low level w/c. Pedestal wash hand basin. Fitted shower cubicle with integrated shower. Tiled flooring. Fully tiled walls. Extractor fan. Radiator.

Bedroom Two

14'5" x 14'4"

Karndean maple oak LVT flooring. Two built in mirrored double wardrobes with over head storage. Sealed unit double glazed Georgian style bay window to rear overlooking the garden. Two radiators. Door to:-

En-suite

White suite comprises low level w/c. Pedestal wash hand basin. Double length shower cubicle with integrated power shower. Tiled flooring. Fully tiled walls. Extractor fan. Obscured sealed unit double glazed Georgian style window to rear.

Bedroom Three

28'10" x 10'

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Dressing Area

Built in double wardrobes. Sealed unit double glazed Georgian style bay window to side. Radiator. Open access to:-

Bedroom Area

Two radiators. Sealed unit double glazed French doors opening onto the Juliette balcony overlooking the rear garden.

Bedroom Four

10'6" x 8'10"

Radiator. Sealed unit double glazed Georgian style window to rear.

Family Bathroom

Modern white suite comprises low level w/c. Stylish vanity wash hand basin. Panelled bath with integrated power shower and fitted glass shower screen. Tiled flooring. Part tiled walls. Extractor fan. Vertical radiator. Obscured sealed unit double glazed Georgian style windows to front and side.

Outside - Front

Block paved in-out driveway providing ample off street parking. Low retaining wall. Beds stocking flowers and shrubs. Up and over garage door. Access to rear via side.

Outside - Rear

Raised terrace with railings and steps leading down into the well established mature garden being mainly laid to lawn with an array of shrubs and mature trees. Barbecue area. Views to rear over Frinton golf club. Further steps leading to the garden basement currently used as a garden store with power and lighting connected.

Garage

Up and over door. Power and lighting connected.



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Material Information - Freehold Property

Tenure: Freehold
 Council Tax: Tendring District Council
 Council Tax Band: G
 Payable 2026/2027 £3860.97 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

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.

Disclaimer - Wide Angle Lens Etc

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.

REFERRAL FEES

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



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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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Council Tax Band

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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