

OLD PARSONAGE WAY, FRINTON-ON-SEA, ESSEX, CO13 9AN

Price

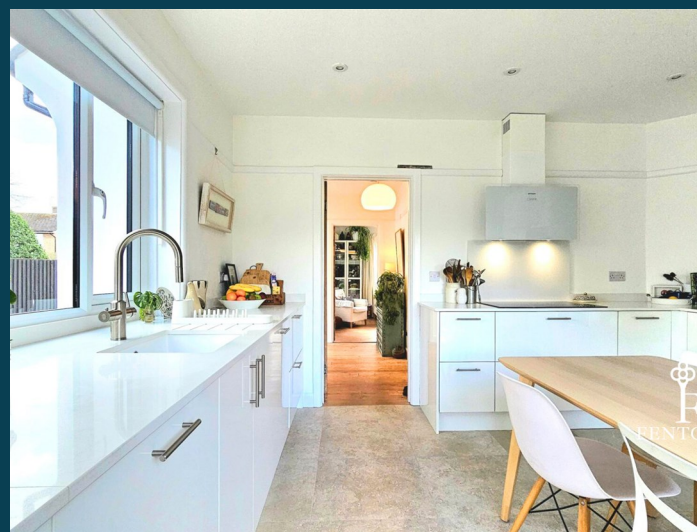
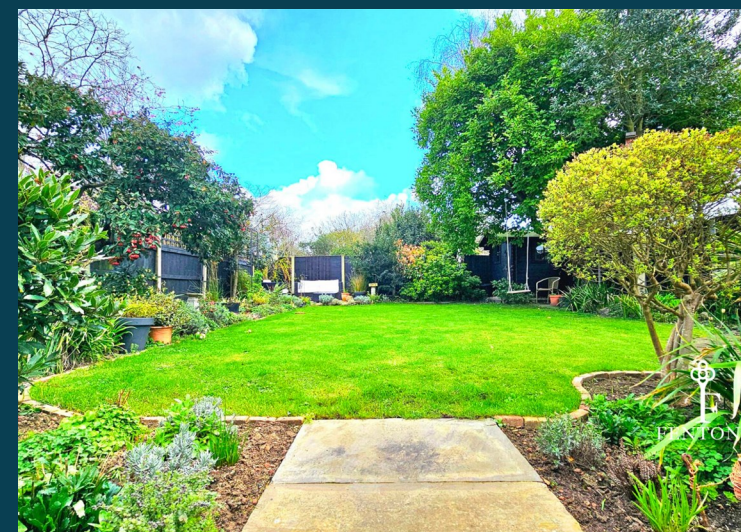
£625,000

FREEHOLD

- Three Double Bedrooms
- Two Reception Rooms
- Ground Floor Wet Room
- Dining Room/Bedroom Four
- Luxury Fitted Kitchen & Bathrooms
- Secluded Landscaped Rear Garden
- Garage & In & Out Driveway With Ample Off Street Parking
- Previous Lawful Development Approval For Single Storey Extension
- 500 metres to Seafront & Amenities
- Council Tax Band - E / EPC Rating - D

 3  2  2  D

FENTONS
ESTATE AGENTS



Situated on a quiet and highly sought after road within Frinton's prestigious Gates, Fentons are delighted to bring to market this beautifully refurbished, THREE BEDROOM DETACHED HOUSE. The property offers versatile accommodation and has been extensively improved by the current owners, including a new heating system, partially rewired, a luxury kitchen with quartz worktops, and a modern four piece family bathroom suite. The property also benefits from a potential ground floor bedroom with an en-suite wet room providing ideal accommodation for guests or ground floor living. Externally, the property benefits from an attractive in and out driveway providing ample off street parking and access to a detached garage with pitched roof space which is also adjacent to a beautifully landscaped rear garden. Old Parsonage Way is conveniently located within walking distance of Connaught Avenue, Frinton train station, the seafront, and local amenities. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes:

Featured pine door with stained glass leading to:

Entrance Hallway

Stair flight to first floor. Under stairs storage cupboard. Wooden flooring. Wall mounted featured radiator. Sealed unit double glazed window to front. Doors to:

Lounge

15'4" x 12'

Multi fuel log burner. Wooden flooring. Radiator. Sealed unit double glazed window to side and front aspect.

Dining Room/Bedroom Four

12' x 10'8"

Wooden flooring. Integral shelving. Obscured sealed unit double glazed window to side. Door to wet room. Obscured wooden door leading to:

Boot Room

14'7" x 3'5"

Polycarbonate roof and concrete floor. Perfect ideal space for storage or to be converted into another room S.T.P.P. Power and light connected. Hardwood doors to front and rear aspect providing access to front and rear garden.

Wet Room

4'9" x 3'5"

Modern wet room comprising of low level WC. Wash hand basin with mixer tap. Wall mounted shower attachment with soak away. Fully tiled walls. Travertine stone flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Kitchen/Breakfast Room

13'1" x 12'6"

Luxury fitted kitchen fitted with a range of matching high gloss fronted units. Quartz work surfaces. Inset sink with quartz drainer and instant hot tap. Inset five ring Neff induction with Faber extractor hood above. Built in eye level Neff electric oven. Built in eye level Neff combination oven. Further selection of drawers and units at floor level. Integrated Bosch dishwasher. Integrated fridge/freezer. Quartz splashback. Stone tiled flooring. Spotlights. Wall mounted featured radiator. Sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors leading to rear garden. Open access to:

Utility Area

5' x 3'7"

Plumbing for washing machine and tumble dryer. Ceramic tiled flooring. Radiator. Spotlight. Obscured sealed unit double glazed window to rear.

Landing

Built in airing cupboard housing combination boiler providing heating and hot water throughout and integral shelving for storage. Loft access which is partially boarded. Radiator. Sealed unit double glazed window to side. Doors to:

Master Bedroom

15'4" x 13'3"

Wooden flooring. Radiator. Sealed unit double glazed windows to side and front aspect.

Bedroom Two

12'1" x 10'8"

Built in wardrobe. Wooden flooring. Radiator. Sealed unit double glazed window to rear overlooking a secluded garden.

Bedroom Three

10'8" x 8'9"

Wooden flooring. Radiator. Sealed unit double glazed window to side.

Bathroom

12' x 5'9"

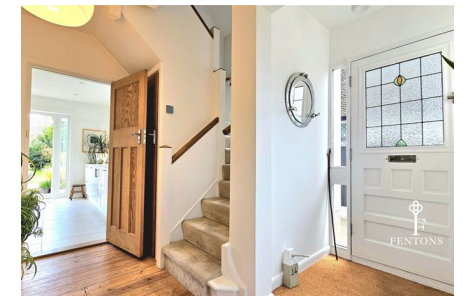
Modern four piece suite comprises of low level WC. Vanity wash hand basin with mixer tap and high gloss drawers under. Enclosed panelled bath. Walk in shower with waterfall shower head and separate shower hose attachment. Fitted bathroom cabinet with heated mirror and lighting Fully tiled walls. Travertine flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed windows to side and rear aspect.

Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, trees and shrubs. Private access door to garage with pitched storage and power/light connected. Shed to remain with power connected. Outside socket. Outside lights. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

In & out block paved and concrete driveway providing ample off street parking leading to garage with up and over door. Beds stocked with shingle and shrubs. Outside socket. Wiring suitable for EV charging point.



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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2025/2026 £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-](https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker)

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Non Standard Property Features To Note: N/A

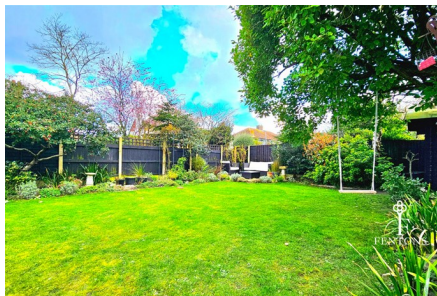
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

REFERRAL FEES

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

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.



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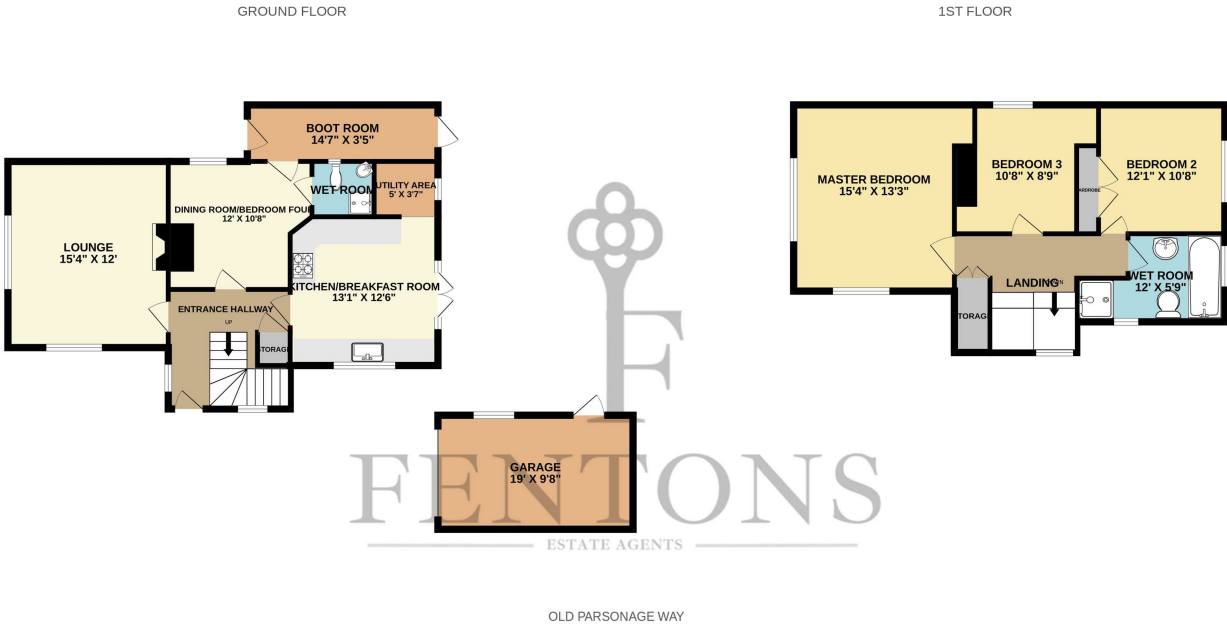
Council Tax Band

E



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		61	
(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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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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