

CHAPELFIELDS, FRINTON-ON-SEA, ESSEX, CO13 0RD

Price

£425,000

FREEHOLD

- Five Bedrooms
- Corner Plot Position
- 22'1" Lounge With Front, Side & Rear Aspects
 - Ground Floor Cloakroom
 - Immaculately Presented Throughout
- Short Stroll Shopping Amenities & Seafront
- Open Plan 20'7" Max Kitchen/Dining Room
 - Utility & Garage Store/Workshop
 - No Onward Chain
- EPC Rating C/ Council Tax Band - D



FENTONS
ESTATE AGENTS



Situated on a corner plot in a quiet no through road on the outskirts of Frinton-on-Sea, Fentons Estate Agents have the pleasure in bringing to market this immaculately presented FIVE BEDROOM DETACHED HOUSE. Being offered with NO ONWARD CHAIN, the property boasts a 22'1" lounge, 20'7" max kitchen/dining area, ground floor cloakroom and first floor bathroom and a west facing rear garden. Perfectly positioned within a short stroll of Frinton's town centre, mainline railway station, 'Greensward and seafront' this is a property not to be missed and an early viewing is highly recommended to fully appreciate the accommodation which is on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door with obscured double glazed side panel leading to:-

Hallway

Stair flight to first floor with under stairs storage area. Wood vinyl flooring. Radiator. Door to:-

Lounge

22'1" x 12'3"

Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed window to front. Sealed unit double glazed patio doors giving access to rear patio. Open plan to:

Kitchen/Diner

20'7" max x 17'4" max

Kitchen Area

Fitted with a range of modern matching fronted units. Square edge solid wood worksurfaces with upstands. Inset four ring induction hob with built in double oven under and extractor hood above. Inset ceramic butler style sink with mixer tap. Further selection of matching units at floor level. Space for fridge/freezer. Stainless steel pan shelving. Corner display shelving. Fitted breakfast bar. Wood vinyl flooring. Sealed unit double glazed widow to rear. Private door to utility room. Open access to lounge. Open access to:

Dining Area

Wood vinyl flooring. Radiator. Sealed unit double glazed widow to rear. Sealed unit double glazed 'French' style doors giving access to rear patio.

Utility Room

8'7" x 4'2"

Plumbing for automatic washing machine. Space for tumble dryer. Wall mounted combination boiler providing heating and hot water throughout. Door leading to garage/storage area.

Cloakroom

White suite comprises low level w/c. Wash hand basin. Extractor fan.

First Floor Landing

Loft access with pull down ladder. Doors to all rooms. Door to:-

Bedroom One

12'9" x 12'6"

Radiator. Sealed unit double glazed widow to front. Sealed unit double glazed widow to side.

Bedroom Two

12'8" x 8'6"

Radiator. Sealed unit double glazed widow to rear.

Bedroom Three

12'3" x 8'4"

Radiator. Sealed unit double glazed widow to side. Sealed unit double glazed widow to front.

Bedroom Four

9'7" x 8'9"

Radiator. Sealed unit double glazed widow to front.

Bedroom Five

8'7" x 8'3"

Radiator. Sealed unit double glazed widow to rear.

Bathroom

White suite comprises low level w/c. Vanity wash hand basin. Panelled bath with integrated shower. Heated towel rail. Fully tiled walls. Shaving point. Obscured sealed unit double glazed window to rear.

Outside - Rear

42' Long x 55' Wide

West facing. Part patio area Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. 12' x 8' Wooden storage shed to remain. Outside sockets. Wooden gate giving access to side.

Outside - Front

Located on a corner plot with low maintenance gardens. Array of bushes. Concreted area providing off street parking leading to garage with an electric up and over door.

Garage/Workshop

8'8" x 8'1"

Fitted work surfaces. Electric up and over door.

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.





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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

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2025/2026 £2216.84 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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Call us on

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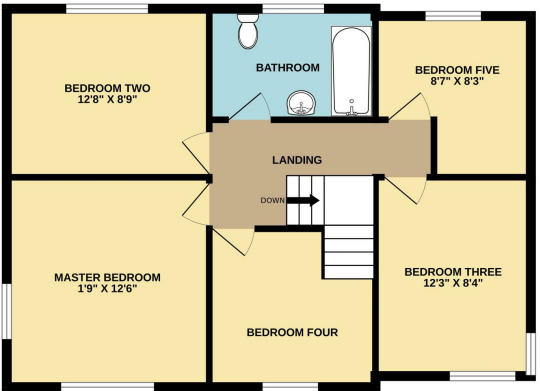
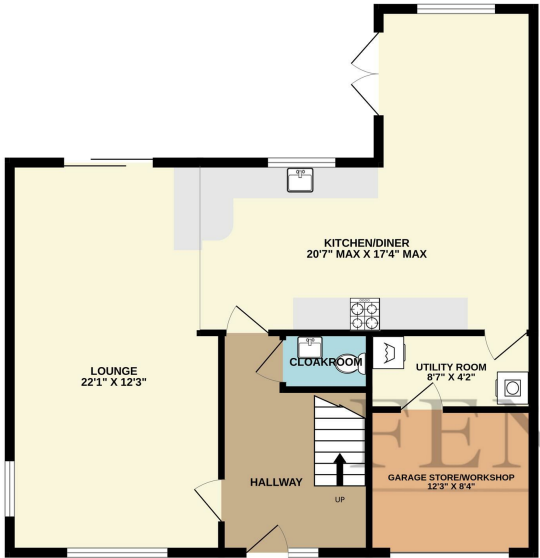
www.fentonsstates.co.uk

Council Tax Band

D

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	
(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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