








# FOURTH AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9DY

## Price

**£825,000**

FREEHOLD

- Character Property With Five Double Bedrooms
- High Quality Fittings Throughout
- Four Reception Rooms
- En-Suite & Dressing Room To Master Bedroom
- Ground Floor Shower Room/Utility & First Floor Bathroom
- 20'5" Sun Room Overlooking 77' West Facing Rear Garden
- 21'10 x 11'9" Integral Garage
- Sought After 'Avenues' Location
- EPC Rating D
- Council Tax Band - F

5 4 4

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'Cambria' is an impressive FIVE DOUBLE BEDROOM DETACHED FAMILY HOME, originally constructed in 1921, set within the highly sought after ‘Avenues’ location inside the prestigious Frinton 'Gates'. This prime position offers both exclusivity and convenience of the charming town centre, with its boutique shops and amenities, as well as the unspoilt seafront, renowned for its tranquillity and coastal beauty. The property has been thoughtfully updated over the years, seamlessly blending its original character with high quality modern finishes. At the heart of the home is a bespoke American solid oak fitted kitchen, complemented by a spacious walk-in pantry. The accommodation is generous and well-proportioned throughout, featuring two elegant reception rooms along with a stunning sun room and study that enjoy views over the beautifully maintained, westerly facing rear garden. Upstairs, the home offers five double bedrooms with the Master Bedroom boasting a fully fitted dressing room leading through to the en-suite. In additional bedroom two also benefit from en-suite facilities. Combining timeless charm, modern high quality refinement and an exceptional location, 'Cambria' represents a rare opportunity to acquire a distinguished home in one of Frinton’s most desirable settings.

Accommodation comprises of approximate room sizes

Part glazed hardwood entrance door leading to:

### Entrance Porch
Built in double length storage cupboard with over head storage. Original tiled flooring. Part glazed door leading to:

### Hallway
Stair flight to first floor. Radiator. Doors to:

### Lounge
22' x 14'
Stone feature fireplace with inset open fire and ornamental surround. Two radiators. Sealed unit double glazed 'Georgian' style window to front. Full length bespoke 'French' style doors with matching full length glazed window panels to sun room.

### Dining Room
13' x 11'6"
Ornamental tiled feature fireplace. Radiator. Sealed unit double glazed 'Georgian' style window to front.

### Kitchen
20'4" x 9'6"
Fully bespoke American solid oak fitted units. Double thickness rolled edge granite work surfaces with up stands. Inset one and half bowl stainless steel butler style sink with inset drainer and mixer tap. Further solid oak handmade features including drawers and breakfast storage area. Integrated under counter fridge and dishwasher. Further selection of matching units at both eye and floor level. Space for 'Rangemaster' style cooker with inset extractor fan above. Tiled flooring with underfloor heating on a separate thermostatic control. Sealed unit double glazed 'Georgian' style window to side. 'French' style doors to sun room. Open aspect to:

### Inner Lobby
Part obscured glazed door giving access to side. Tiled flooring. Door to shower room/utility. Bi-fold solid oak doors leading into:

### Walk-In Pantry
Bespoke American solid oak fitted units at both eye and floor level. Double thickness rolled edge granite work surfaces with up stands. Space for fridge/freezer. Wine rack. Tiled flooring. Obscured sealed unit double glazed 'Georgian' style window to side.

### Shower Room/Utility
White suite comprising of low level W/C. Pedestal wash hand basin. Built in shower cubicle with integrated shower controls and overhead 'drencher' shower. Bespoke hidden utility area with plumbing for automatic washing machine. Fitted work surface. Wall mounted 'Worcester' boiler providing heating and hot water throughout. Fully tiled walls. Tiled flooring. Fitted extractor fan. Radiator. Obscured sealed unit double glazed window to side.

### Sun Room
20'5" x 12'
Part brick base. Poly-carbonated roof. Tiled flooring with underfloor heating with separate thermostatic control. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors giving access to rear garden. Door leading to:

### Office/Study
11'1" x 7'
Tiled flooring with underfloor heating. Sealed unit double glazed 'Georgian' style window to rear. Door leading to:

### Integral Garage
21'10" x 11'9"
One and half width oversized garage with space both for storage and parking for an SUV. Power and lighting connected. Remote controlled electric up and over door.

### First Floor Landing
Alcoves with fitted ornamental shelving. Loft access with pull down ladder (three quarter boarded with lighting connected). Sealed unit double glazed 'Georgian' style window to front. Doors to:

### Master Bedroom
14' x 10'8"
Cast iron feature fireplace. Radiator. Sealed unit double glazed 'Georgian' style window to front. Door leading to:

### Dressing Room
Fully fitted with floor to ceiling wardrobes with drawers and fitted dresser. Radiator. Sealed unit double glazed 'Georgian' style window to front. Door leading to:

### En-Suite
Fully bespoke design in solid ash. Suite comprising of low level W/C. Vanity wash hand basin with marble sink top and built in storage cupboards under. Fitted oversized fitted shower cubicle with wall mounted integrated controls and shower unit. Inset

feature shelving. Ornamental bespoke glass fitted shelving with spot light. Fully tiled walls. Tiled flooring. Radiator. Fitted extractor fan. Obscured sealed unit double glazed window to side.

### Bedroom Two

11'7" x 11'

Cast iron feature fireplace. Radiator. Sealed unit double glazed 'Georgian' style window to rear. Door leading to:

### En-Suite

White suite comprising of low level W/C. Pedestal wash hand basin. Built in shower cubicle with wall mounted integrated shower control and shower attachment. Fully tiled walls with central feature tile border. Tiled flooring. Fitted extractor fan. Radiator. Obscured sealed unit double glazed 'Georgian' style window to rear.

### Bedroom Three

12'10" x 10'8"

Pedestal wash hand basin with tiled splash backs. Radiator. Built in double wardrobe with overhead storage. Sealed unit double glazed 'Georgian' style window to front.

### Bedroom Four

13'3" x 8'9"

Pedestal wash hand basin with tiled splash backs. Radiator. Sealed unit double glazed 'Georgian' style window to rear.

### Bedroom Five

10'2" x 9'6"

Built in double wardrobe. Radiator. Sealed unit double glazed 'Georgian' style window to side.

### Family Bathroom

Fully bespoke fitted bathroom with seaside theme. Low level W/C with concealed cistern. Vanity wash hand basin with marble counter tops and up stands. Panelled bath with shower attachment. Built in double length airing cupboard with over head storage. Fully tiled walls with central feature tile border. Tiled flooring. Obscured sealed unit double glazed 'Georgian' style window to rear.















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### Outside - Rear

77'

West facing. Large patio entertaining area. Part laid to lawn. Borders well stocked with flowers, shrubs, bushes and trees. Part enclosed vegetable growing area with two wooden storage sheds and raised beds. Outside tap. Outside lights. Outside socket. Enclosed by panel fencing. Access to front via side.

### Outside - Front

Paved hard standing area providing off street parking. Part laid to lawn. Array or shrubs and bushes. Part enclosed by low brick wall.

### 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.

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: F
Payable 2026/2027 £3,346.17 Per Annum

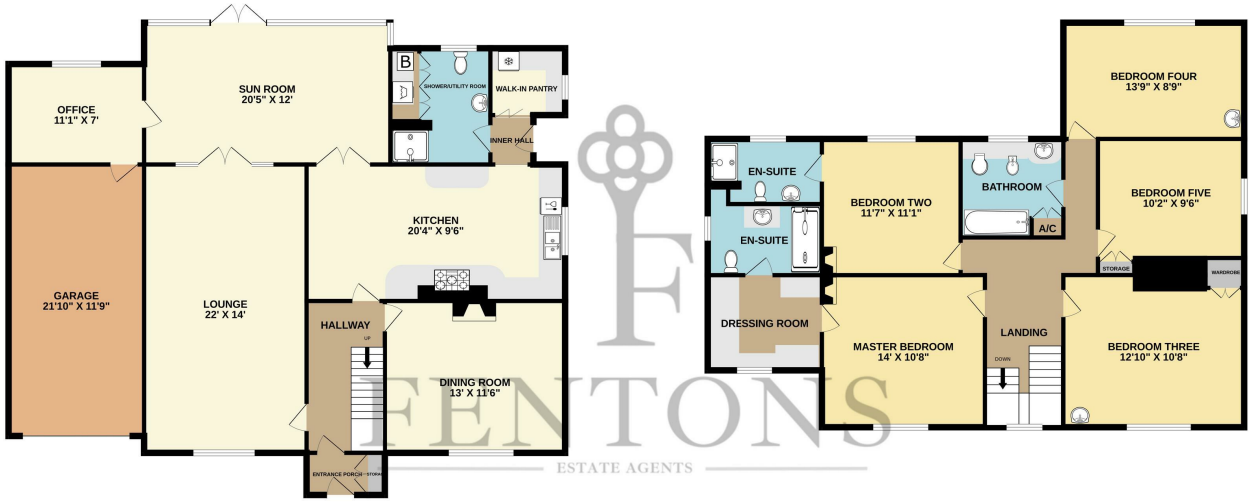
Any Additional Property Charges: N/A

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

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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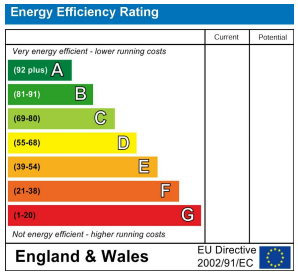
## Council Tax Band

F

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