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PAVEYS
ESTATE AGENTS

50, St. Marys Road

Frinton-On-Sea, CO13 9HS

Guide price £500,000 Freehold

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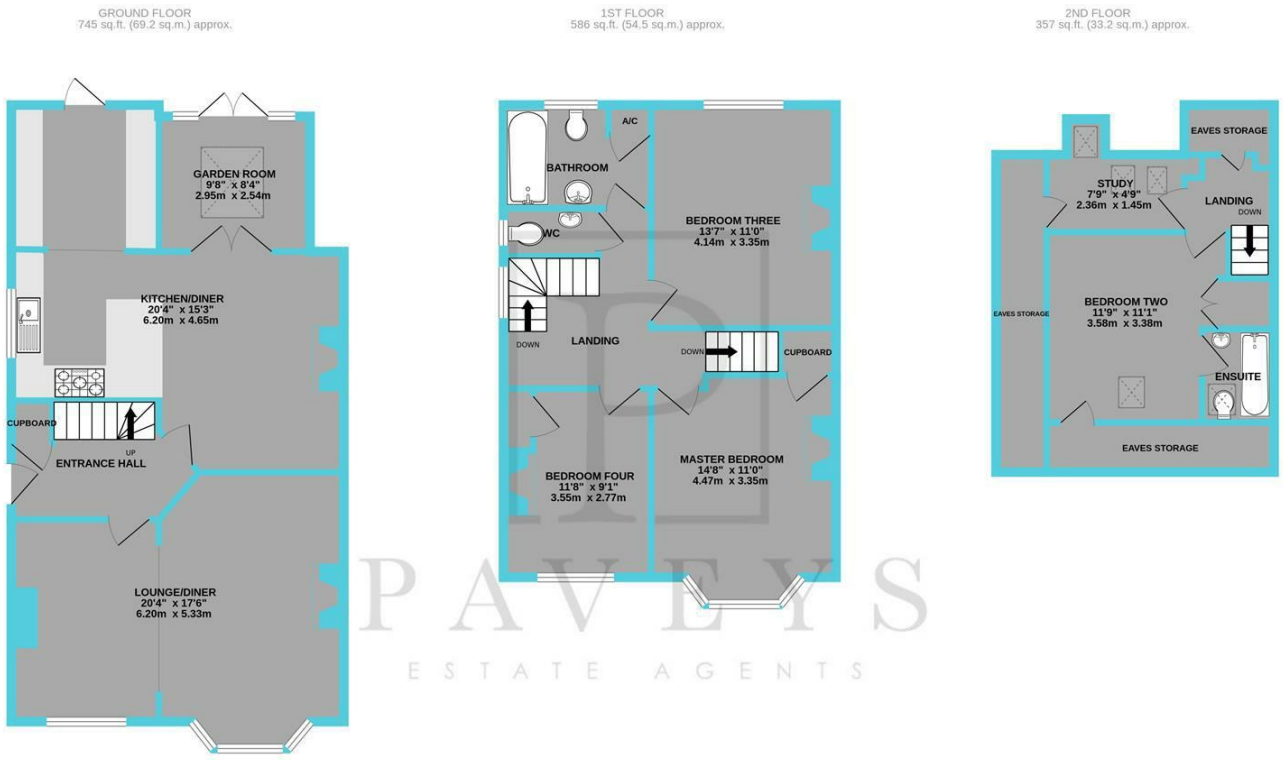
GUIDE PRICE £500,000-£525,000 Situated in the very heart of Frinton-on-Sea, within a prime and highly sought-after location, this beautifully presented Edwardian family home offers an exceptional blend of period charm and modern convenience. Retaining a wealth of enhanced original features, the property provides generous and versatile accommodation arranged over three floors, perfectly suited to contemporary family living. The welcoming interior is centred around a spacious lounge/dining room, an elegant and characterful space with wood burner, ideal for both relaxing and entertaining. Complementing this is a superb kitchen/dining room, featuring a stylish fitted kitchen with ample storage and work surfaces, creating a wonderful hub for everyday family life. To the rear, a delightful garden room enjoys direct access to the garden, offering a seamless connection between indoor and outdoor living. Across the upper floors, the property boasts four generously proportioned double bedrooms, providing comfortable accommodation for growing families, together with two well-appointed bathrooms and a separate study, ideal for those working from home. Externally, the property enjoys an attractive garden, while its enviable location places it within easy reach of Frinton's beachfront, the railway station with links to Central London, and the boutique shops, cafés and amenities of Connaught Avenue. Combining elegant Edwardian character, spacious accommodation and an outstanding central location, this is a rare opportunity to acquire a distinguished family home in one of Frinton-on-Sea's most desirable settings. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 sq.m.) approx.

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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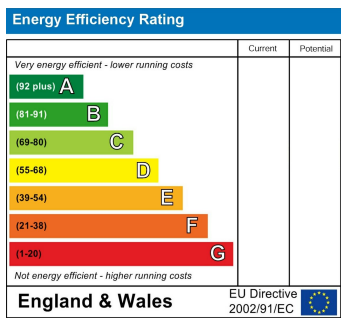

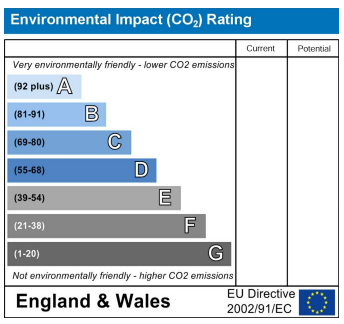

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ENTRANCE HALL
Composite double glazed entrance door, smooth and coved ceiling, picture rail, dado rail, under stairs storage cupboard, original exposed floor boards, stair flight to first floor with bespoke hand made oak balustrade.

LOUNGE 20'4 x 17'6 (6.20m x 5.33m)
Double glazed bay window to front, further double glazed window to front, smooth and coved ceiling with spot lights, picture rail, feature fireplace with inset log burner and slate hearth, fitted carpet, two radiators. (this room could be turned back into two separate rooms if required).

KITCHEN/DINER 20'4 x 15'3 max (6.20m x 4.65m max)
Kitchen Area - Double glazed window to side, smooth ceiling with spot lights, matching over and under counter shaker style units, slate effect laminate work tops, tiled splash backs, composite sink and drainer with mixer tap, integrated dishwasher, built in pull out bin, feature display cabinet, space for range style oven and extractor, space and plumbing for washing machine, tumble dryer and American style fridge freezer. Double glazed door to rear garden, cupboard housing 'Worchester' boiler (N/T), tiled floor, under floor heating.
Dining Area - Double glazed French doors to Garden room, smooth and coved ceiling, picture rail, feature fireplace, original exposed floor boards, radiator.

GARDEN ROOM 9'8 x 8'4 (2.95m x 2.54m)
Double glazed French doors to rear garden, two double glazed full height panels with two windows, double glazed roof lantern, spot lights, wood effect laminate flooring, tall radiator.

FIRST FLOOR LANDING
Double glazed window to side, smooth and coved ceiling, picture rail, oak balustrade, fitted carpet, radiator, stair flight to second floor.

MASTER BEDROOM 14'8 x 11'0 (4.47m x 3.35m)
Double glazed bay window to front, smooth and coved ceiling, picture rail, feature fireplace, storage cupboard, fitted carpet, radiator.

BEDROOM THREE 13'7 x 11'0 (4.14m x 3.35m)
Double glazed window to rear overlooking the garden, smooth and coved ceiling, picture rail, feature fireplace, storage cupboard, fitted carpet, radiator.

BEDROOM FOUR 11'8 x 9'1 (3.56m x 2.77m)
Double glazed window to front, smooth and coved ceiling, picture rail, feature fireplace, storage cupboard, fitted carpet, radiator.

BATHROOM
Double glazed window to rear, smooth ceiling with spot lights, modern white suite comprising of paneled bath with shower over, vanity wash hand basin, fully tiled walls, tiled floor, airing cupboard housing hot water tank (N/T), chrome heated towel rail.

CLOAKROOM
Double glazed window to side, smooth ceiling, low level W/C, wash hand basin, tiled floor, chrome heated towel rail.

SECOND FLOOR LANDING
Fitted carpet, eaves storage cupboard.

BEDROOM TWO 11'9 x 11'1 (3.58m x 3.38m)
Double glazed Velux style window, smooth ceiling, eaves storage cupboard, double cupboard, fitted carpet, radiator, door to

EN-SUITE BATHROOM
Double glazed Velux style window, low level W/C, panelled bath, wash hand basin, part tiled walls, tiled floor, radiator.

STUDY 7'9 x 4'9 (2.36m x 1.45m)
Three double glazed Velux style windows to rear, smooth ceiling, eaves storage cupboard, fitted carpet, radiator.

OUTSIDE REAR
An enclosed, private garden, predominantly laid to lawn, block paved patio, shrub and plant borders, exterior lighting, gated access to front.

OUTSIDE FRONT
Gated and walled garden, laid to lawn with flower and shrub borders, exterior lighting, gated access to rear.

IMPORTANT INFORMATION
Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

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