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Sheen's
The *Action* Agents

Upper Fourth Avenue
Frinton-on-Sea, CO13 9JS

Located within the 'Gates' of Frinton-on-sea occupying an Upper 'Avenues' position, is this UNIQUE, FOUR BEDROOM DETACHED CHALET. The property is perfectly situated with ease of access to shopping amenities in Connaught Avenue, the seafront and mainline railway station. 'Kingston' boasts ground floor and first floor bedrooms, a well established WEST FACING rear garden and a garage and off street parking to the front. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Four Bedrooms
- Versatile Accommodation
- Ground Floor Bathroom & Potential for First Floor Shower Room
- Large West Facing Rear Garden
- Character Property
- Garage & Off Road Parking
- Inside Frinton Gates
- No Onward Chain
- Council Tax Band - E
- EPC Rating - C

Price £549,995 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit hardwood door leading to:

Entrance Hall

Stair flight to first floor. Under stairs storage cupboards. Wooden flooring. Spotlights. Radiator. Sealed unit double glazed leadlight windows to front. Doors to:

Bedroom Three

12'8" x 11'11"

Brick featured fireplace with inset log burner. Fitted wardrobe. Radiator. Sealed unit double glazed leadlight window to front.

Kitchen/Breakfast Room

13'2" x 11'10"

Unique original handmade kitchen fitted with a range of matching wooden open units at floor level with integral shelving. Fitted wooden hard edge work surfaces. Inset butler sink. Cooker to remain. Eye level wooden shelving. Wall mounted boiler providing heating and hot water throughout. Integrated dishwasher. Space for fridge/freezer. Wall lights. Wooden flooring. Radiator. Sealed unit double glazed leadlight windows to side and front aspect. Sealed unit double glazed stable door leading to side.

Lounge

14'11" x 12'10"

Brick built fireplace with inset log burner. Wooden flooring. Radiator. Sealed unit double glazed leadlight windows to side and rear aspect. Sealed unit double glazed leadlight 'French' style doors leading to rear garden.

Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with shower attachment. Part tiled walls. Wooden flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed windows to rear.

Bedroom Four/Office

9'11" x 9'7"

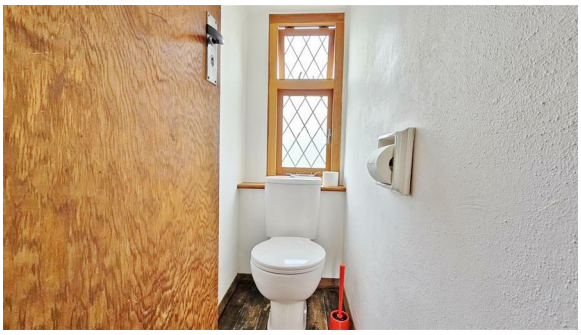
Fitted bookshelf with range of integral shelves. Wooden flooring. Radiator. Sealed unit double glazed led light windows to side and rear aspect. Sealed unit double glazed leadlight door leading to rear garden.

Landing

Loft access. Open space with potential for shower room to be converted. Spotlights. Two radiators. Sealed unit double glazed leadlight windows to front and rear aspect. Doors to all rooms. Door to:

Cloakroom

Low level WC. Wooden flooring. Spotlight. Obscured sealed unit double glazed leadlight window to rear.



Bedroom One

16'10" x 8'10"

Built in eaves storage cupboards. Built in wardrobe. Wash hand basin. Radiator. Sealed unit double glazed leadlight window to rear.

Bedroom Two

16'8" x 7'11"

Built in eaves storage cupboard. Built in wardrobe. Wash hand basin. Radiator. Sealed unit double glazed leadlight window to rear.

Outside - Rear

Large West Facing garden. Raised patio area with steps down leading to lawn. Array of trees, shrubs and bushes. Wooden cabin to remain with power connected. Log storage. Open access to the side. Private access door to garage which has plumbing for washing machine and further space for white goods and power and light connected. Enclosed by panelled fencing.

Garden Room

Power and light connected with water supply making ideal space for working from home/entertaining guests.

Alternate Outside Rear View

Outside - Front

Off road parking leading to garage with double doors. Remainder laid to lawn. Beds stocked with an array of trees, shrubs and bushes. Pathway leading to entrance door. Enclosed by low brick wall.

Material Information - Freehold Property

Tenure: Freehold
Council Tax Band: E- £2709.47
Any Additional Property Charges: None

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone & Broadband):
Non-Standard Property Features To Note: None

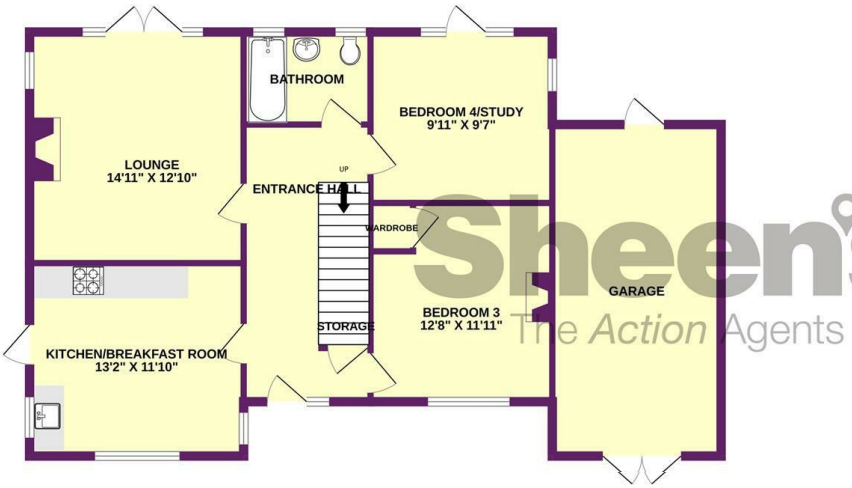
JD/12.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

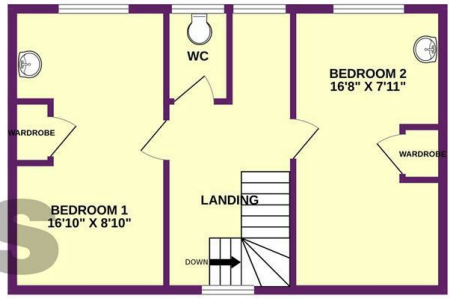
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR



1ST FLOOR



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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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