



Oxford Road | Frinton-on-Sea | CO13 9HX

FINE & COUNTRY









# STEP INSIDE

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## OVERVIEW

This beautifully refurbished four-bedroom home occupies a desirable position within the sought-after coastal town of Frinton-on-Sea, offering light-filled, flexible living across two floors and presented in excellent condition throughout. Having undergone a complete refurbishment, the property is ready for immediate occupation and is available with no onward chain and vacant possession, providing a seamless move for any incoming buyer looking to enjoy both the home and its superb seaside setting.

## STEP INSIDE

A bright entrance hall sets the tone for the home, offering a clean, contemporary feel following the recent refurbishment. From here, doors lead to the principal living areas and a convenient ground floor cloakroom.

The kitchen has been tastefully updated, designed with both practicality and style in mind, providing a fresh, modern and stylish space. To the rear, the generous lounge/diner creates a wonderful open-plan environment for relaxing and entertaining, with double aspect ensure that the room has ample natural light.

A versatile study, which could equally serve as a fourth bedroom, offers flexibility for home working or guest accommodation.

Upstairs, the first-floor landing leads to three comfortable bedrooms, each thoughtfully arranged. The principal bedroom provides an inviting retreat, while the additional bedrooms are well suited for family living. A modern family bathroom is complemented by a separate cloakroom, adding convenience for busy households.



# STEP OUTSIDE

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## STEP OUTSIDE

The property benefits from an integral garage, providing secure parking and useful storage space. The rear garden is mainly laid to lawn with a patio area, offering a simple, pleasant space for relaxing or spending time outdoors.

## LOCATION

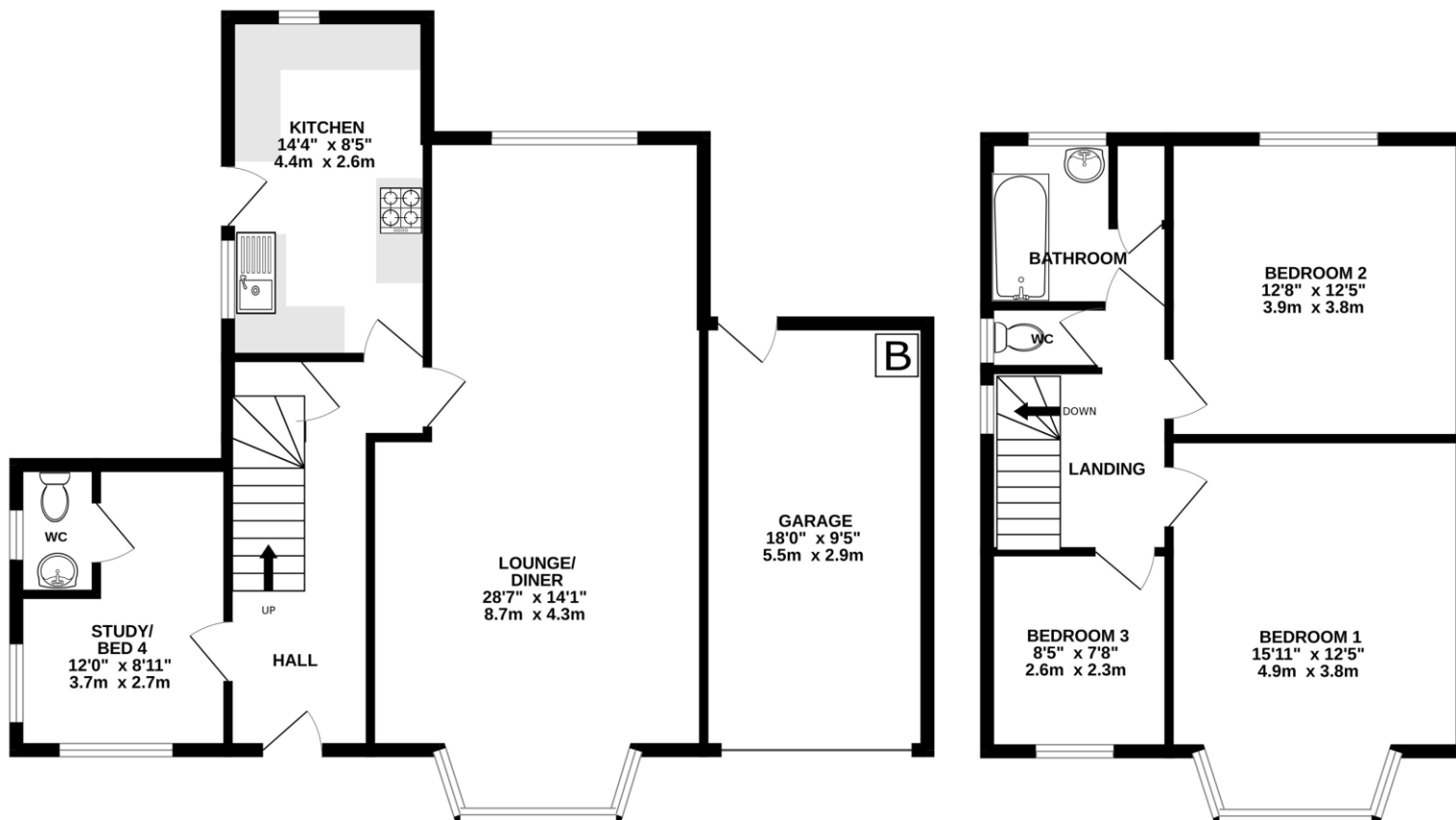
Frinton has long been regarded as one of the most prestigious seaside destinations, celebrated for its peaceful atmosphere, unspoiled landscapes, and limited development within the iconic 'Frinton Gates'. The town's vibrant mix of boutique cafés, contemporary restaurants, and wine bars adds a cosmopolitan touch, while its renowned tennis, cricket and golf clubs, and Lifehouse Spa offer ample opportunities for leisure and relaxation.

With excellent transport links, including Frinton Station providing direct access to London Liverpool Street, the property perfectly balances tranquil coastal living with convenient city connections, making it an ideal location for both full-time residents and weekend retreats.

For families, Frinton and the surrounding areas offer a range of highly regarded schools. Both primary and secondary education are well-catered for, with schools such as Frinton-on-Sea Primary School and Tendring Technology College being popular choices. Additionally, there are several independent schools within driving distance, including Colchester Royal Grammar School and Felsted School, known for their strong academic reputations. This combination of quality education and convenient transport makes a well-connected and family-friendly location.

GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.

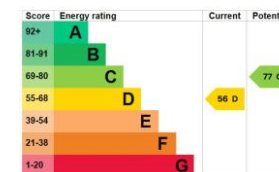


TOTAL FLOOR AREA : 1401 sq.ft. (130.1 sq.m.) approx.

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RICHARD SEELEY  
SALES MANAGER

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