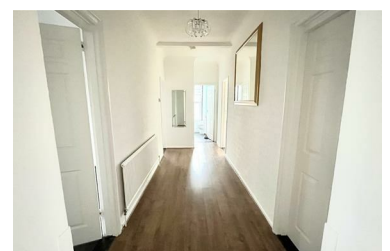
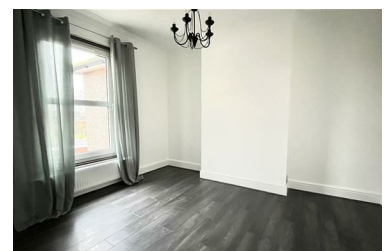




## Frinton Road Frinton-on-Sea, CO13 0LF

Sheen's Lettings & Management are pleased to be offering to the market this SPACIOUS FOUR DOUBLE BEDROOM FIRST FLOOR MAISONETTE situated in Kirby Cross. benefits include from having access to a communal garden, a garage and off road parking. This maisonette will be available from 20/02/2026 call now for more details and arrange a viewing to avoid disappointment.

- First Floor Maisonette
- Four Double Bedrooms
- Spacious Throughout
- Garage & Parking
- Kitchen / Diner
- Gas Central Heating
- Communal Garden
- No Dogs
- Council Tax Band: B
- EPC Rating: D



**£1,300 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises with approximate room sizes:

Stair flight leading to double glazed UPVC entrance door.

### ENTRANCE

Access to hallway. Door to bedroom four.

### BEDROOM FOUR

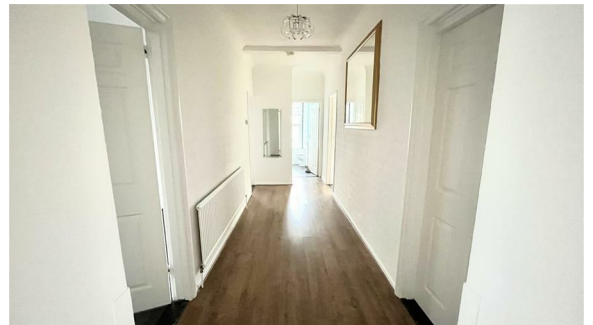
11'2 max x 9'2 max

Double glazed window. Radiator.



### HALLWAY

Doors to:



### BEDROOM THREE

10'10 x 10'

Double glazed window. Radiator. Built in wardrobes.



### BEDROOM TWO

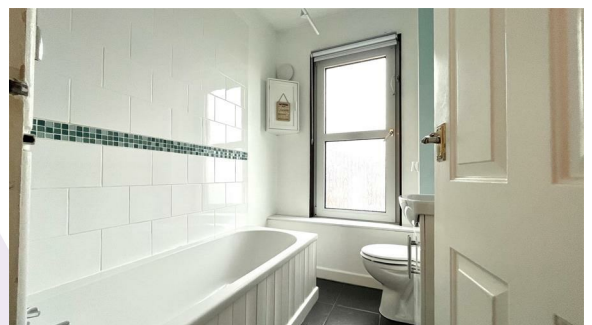
12'1 x 12 max

Double glazed window. Radiator.



### BATHROOM

White bathroom suite comprising of low level W.C, pedestal hand wash basin and panelled bath with shower over. Double glazed window. Part tiled.



## KITCHEN / DINER

14' x 12'

Fitted with a range of base and wall oak effect fronted units. Granite effect rolled edge work surfaces. Inset sink/drain. Integrated electric oven. Integrated fridge/freezer. Part tiled. Radiator. Double glazed window.



## LOUNGE

14'1 x 12'9

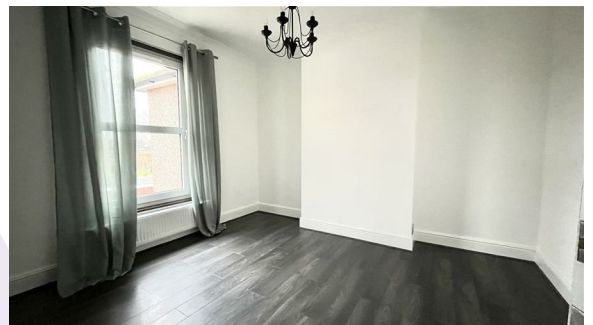
Double glazed window. Radiator.



## BEDROOM ONE

14' x 11'7 into bay

Double glazed window. Radiator.



## OUTSIDE

Side entrance from Bemerton Gardens to off street parking and garage. Shared access of garden with the use of a washing line.

## HOLDING DEPOSIT (For the reservation of a property)

Please note: This payment may not be refunded if the Tenant or another relevant party including the Guarantor(s) withdraws, fails a Right to Rent check or provides false or misleading information which affects the suitability to rent the property. If the tenancy proceeds, the holding deposit compensates towards the damage deposit.

## DEPOSIT

5 WEEKS RENT

## Particular Disclaimer

These particulars are produced as a guide to the property and you should always view the property before entering into a contract or paying any referencing fees. All internal and some external photographs are taken using a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## Right To Rent Checks

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a 'Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance.



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## Selling properties... not promises

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**Sheen's**  
The *Action* Agents

