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Sheen's
The *Action* Agents



Marney Way
Frinton-on-Sea, CO13 9NZ

Guide Price: £325,000 - £350,000. Situated within the highly sought-after Frinton Gates, this delightful two-bedroom bungalow offers a wonderful opportunity to enjoy relaxed coastal living in one of Essex's most desirable seaside locations. Occupying a desirable position within the prestigious Frinton Gates, this charming bungalow offers comfortable single-storey living, making it an ideal choice for those looking to downsize, retire by the coast or enjoy a peaceful seaside retreat.

- Two Bedrooms
- 20'0 x 11'11 Lounge/Diner
- 11'0 x 8'0 Kitchen
- 10'0 x 9'0 Conservatory
- Garage & Off Street Parking
- Gas Central Heating
- Double Glazed Windows
- Amenities Nearby
- Close To The Seafront
- Council Tax Band: C / EPC Rating: TBC







Guide Price £325,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Outside Front



Porch

Double glazed sliding door. Double glazed window. Door leading to hallway.



Hallway

Two storage cupboards. Loft access. Doors to;

Kitchen

11'0 x 8'0

Comprises of roll edge work surfaces with inset sink/drainer unit. Selection of cupboards and drawers at eye and floor level. Double glazed windows to rear and side. Double glazed door to garden.



Lounge/Diner

20'0 x 11'11

Two radiators. Double glazed window to front. Two double glazed windows and double door to conservatory.









Conservatory

10'10 x 9'0

Brick base with double glazed windows to side and rear. Double glazed door to garden.



Bedroom One

13'0 x 10'0

Double glazed bay window to front. Radiator.



Bedroom Two

10'0 x 10'0

Double glazed window to side. Radiator.



Bathroom

8'0 x 5'0

Low level WC. Vanity hand wash basin. Bath with shower overhead. Double glazed window to rear.



Garage

Partially converted into a studio space.

Ouside Rear









Material Information - Freehold Property

Tenure:
Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note:

Agents Note - Restrictive Covenants on Title

The property is freehold and is subject to restrictive covenants, rights granted and reserved, and provisions relating to light or air contained within a Transfer dated 6 December 1960. Further details should be confirmed by the buyer's solicitor.

AML Regulations -

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer -

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.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND 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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