



Oak Lodge
Second Avenue | Frinton-on-Sea | CO13 9ER









STEP INSIDE

OVERVIEW

An impressive five/six-bedroom period home set across three floors, combining elegant character features with versatile living space to suit a variety of lifestyles. Occupying a sought-after position within easy walking distance of the beach, this outstanding home offers a rare opportunity to enjoy the very best of Frinton-on-Sea living.

STEP INSIDE

Rich in character and retaining a wealth of period features, this impressive family home combines timeless architectural detail with versatile accommodation extending across three floors.

The loggia opens into a welcoming entrance hall, setting the tone for the character found throughout the property. The drawing room is a beautifully proportioned reception space with a feature fireplace and large windows that fill the room with natural light.

A separate snug provides a more intimate retreat, again showcasing period charm and offering a comfortable space to relax. The dining room is ideal for formal occasions, family gatherings and dinner parties, and offers direct access to the garden.

The kitchen/breakfast room is a bright and inviting space, perfectly designed for modern family living while remaining sympathetic to the character of the home. Fitted with a comprehensive range of contemporary units, it offers an abundance of storage and workspace, complemented by a breakfast bar. French doors open directly onto the garden, allowing natural light to flood the room and providing a seamless connection between the indoor and outdoor living spaces. A separate utility room offers additional storage and laundry facilities, helping to keep the main kitchen area clutter-free, while a ground floor cloakroom adds further practicality and convenience.

The first floor offers four well-proportioned bedrooms, including an impressive principal bedroom with a large en-suite bathroom. There is flexible accommodation for family members or guests on this floor, including a modern family bathroom which is en-suite to bedroom two, whilst also providing a Jack and Jill arrangement for bedroom four.

Occupying the second floor is a magnificent ensuite bedroom, complete with air conditioning and sea views. Enhanced by the unique character of the upper level and complemented by useful eaves storage, it offers a peaceful and private sanctuary away from the main accommodation.



STEP OUTSIDE

STEP OUTSIDE

The property enjoys an attractive setting that complements its period charm and spacious interior. Outside, the garden is predominantly laid to lawn, creating an excellent space for relaxation, entertaining and family enjoyment. A patio area provides the ideal spot for outdoor dining and summer gatherings, while mature planting adds colour, privacy and a well-established feel throughout the seasons.

To the front, generous off-road parking offers ample space for multiple vehicles, a highly desirable feature in this sought-after coastal location.

Whether enjoying a quiet morning coffee, entertaining friends and family, or simply appreciating the coastal surroundings, this is a home that embraces the lifestyle opportunities associated with waterside living.

LOCATION

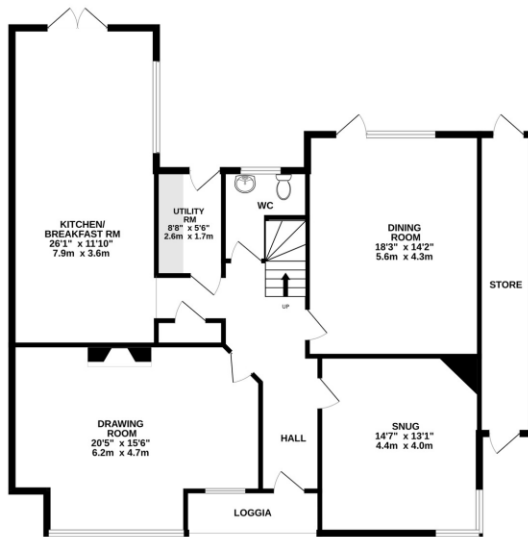
Frinton-on-Sea has long been regarded as one of the country's most prestigious seaside destinations, celebrated for its peaceful atmosphere, unspoilt surroundings and limited development within the iconic Frinton Gates. The town's vibrant mix of boutique cafés, contemporary restaurants and wine bars adds a cosmopolitan touch, and its renowned tennis, cricket and golf clubs which are all within a short walking distance to the property.

With excellent transport links, including Frinton-on-Sea railway station providing direct services to London Liverpool Street, the area perfectly balances tranquil coastal living with convenient city connections, making it an ideal choice for both permanent residents and those seeking a weekend retreat.

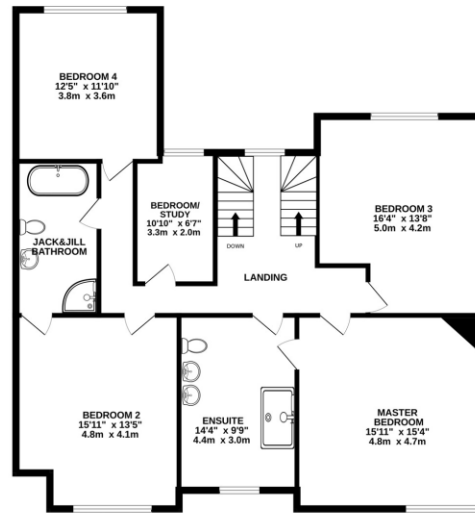
For families, Frinton-on-Sea and the surrounding areas offer a range of highly regarded schools. Both primary and secondary education are well catered for, with establishments such as Frinton-on-Sea Primary School and Tendring Technology College proving popular choices. In addition, there are several respected independent schools, including St Philomena's School in Frinton itself, while the renowned Colchester Royal Grammar School and Felsted School are both within easy driving distance and are well known for their strong academic reputations.

Adding further appeal, the property is just a short stroll from Frinton-on-Sea's beautiful beachfront and Greensward, providing easy access to the town's renowned sandy beaches, coastal walks and a wealth of seaside amenities.

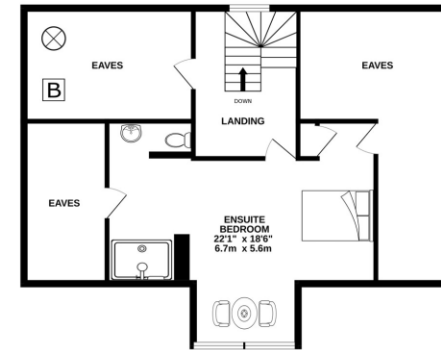
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2863sq.ft. (266.0 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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ELLIOT LEVY
ASSISTANT MANAGER

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Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

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