



## Walton Road Frinton-on-Sea, CO13 0AG

Situated in a sought after non-estate position within Frinton-on-Sea, Sheen's Estate Agents are delighted to offer for sale this THREE BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED FAMILY HOME. Occupying a generous south facing plot, the property offers excellent scope for extension (subject to the necessary planning permissions) and is being offered with the added benefit of NO ONWARD CHAIN. Conveniently located approximately half a mile from Connaught Avenue's shopping facilities and within three quarters of a mile of Frinton's picturesque seafront and Greensward, this property presents an ideal opportunity for buyers looking to create their perfect family home.

- **Three Bedrooms**
- **Two Reception Rooms**
- **9'10 Kitchen**
- **Utility Room**
- **Double Glazed Windows**
- **Gas Central Heating**
- **Stunning South Facing Gardens**
- **Potential to Extend (stpp)**
- **Council Tax Band C**
- **EPC Rating E**



**Price £300,000 Freehold**

### Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

#### Entrance Hallway

Stair flight to first floor. Radiator. Under stairs storage cupboard. Double glazed window to side. Doors too;

#### Lounge

13' x 10'

Double glazed window to front. Radiator. Feature fireplace.



#### Dining Room

13' x 12'

Double glazed sliding doors to sun room. Radiator. Wooden fire surround.



#### Sun Room

15'2 x 5'9

Double glazed window and door to rear. Further door leading to rear lobby.



## Kitchen

9'10 x 9'

Comprises laminated roll edge work surfaces with inset ceramic butler sink. Inset four ring gas hob with oven under and extractor over. All appliances not tested. Selection of Pine effect units at eye and floor level. Floor standing boiler concealed in cupboard (not tested). Space for under counter fridge or freezer. Tiled walls. Larder cupboard. Double glazed window. Double glazed window to rear lobby.



## Rear Lobby

Door to garden. Further door to sun room. Doors to;

## Utility Room

9'8 x 7'9 max

Double glazed window to side and rear. Laminated work surfaces with plumbing and space for washing machine and dishwasher under.



### Ground Floor WC

Low level WC. Double glazed window to side.



### First Floor Landing

Double glazed window to side. Loft access. Airing cupboard. Further larger storage cupboard with double glazed window to side. Doors to:

### Bedroom One

13' x 10'

Double glazed window to rear. Radiator. Built in wardrobe.



### Bedroom Two

13' x 10'

Double glazed window to front. Radiator. Built in wardrobe.



### Bedroom Three

9' x 6'10

Double glazed window front. Radiator. Storage cupboard.



### Shower Room

White suite comprises low level WC. Pedestal wash hand basin. Independent shower cubicle with wall mounted electric shower (not tested). Heated towel rail. Tiled walls. Double glazed window to rear.



### Outside Rear

Beautifully established South facing rear garden. Mainly laid to lawn with an abundance of mature shrubs, flowering borders and trees. Timber pergola overlooking an attractive koi carp pond. Double gates with hard standing area offering off street parking. A garage could be built here subject to planning. Panel fencing. Open access to front.



## Outside



## Outside Front

Mainly laid to lawn with shingle borders and central path leading to the front door and to the rear garden.

## Material Information - Freehold Property

Tenure: Freehold

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:

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## LE0726

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](http://www.sheens.co.uk).

## Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. This is common on properties in England. These should always be looked at by your legal representative who can advise you further

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 -

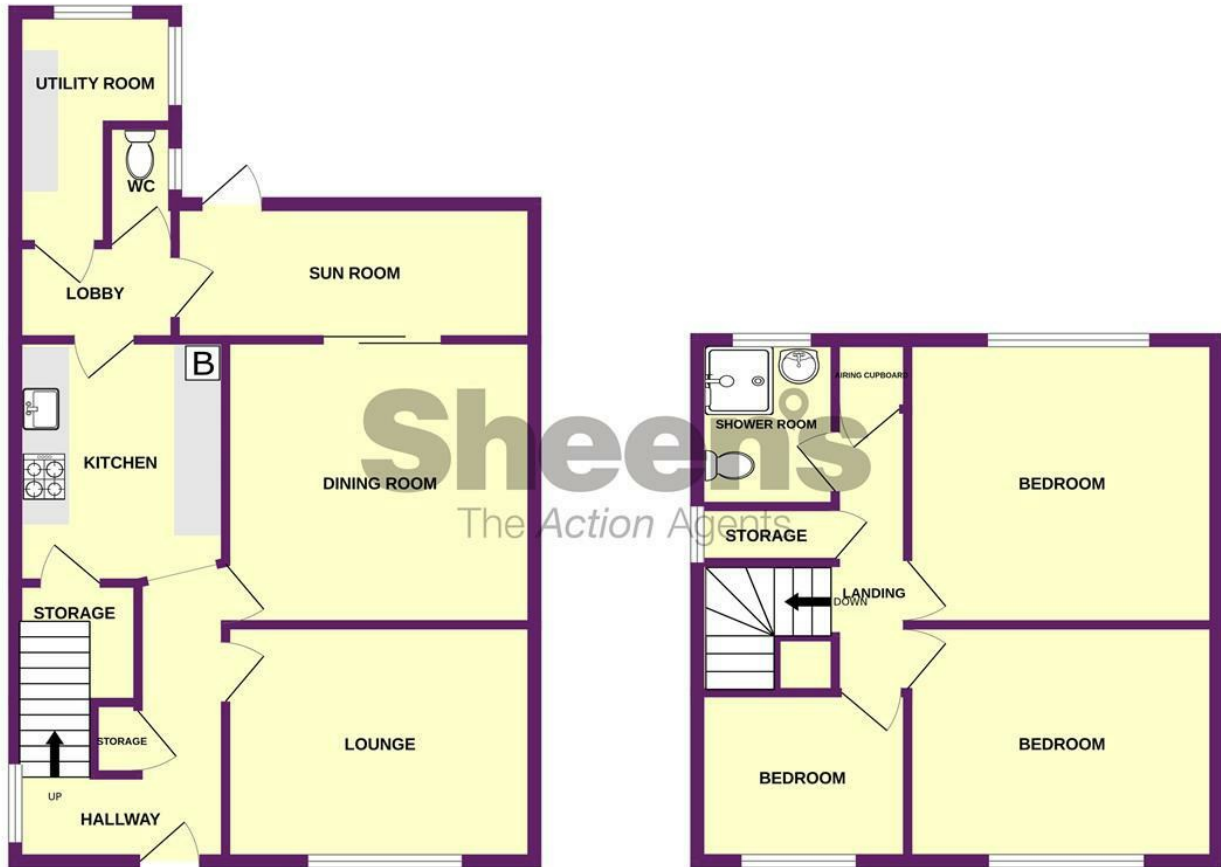
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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GROUND FLOOR

1ST 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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## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
 ☎ 01255 852555    ✉ frinton@sheens.co.uk    🌐 sheens.co.uk

