





AUDLEY WAY, FRINTON-ON-SEA, ESSEX, CO13 9PG

Price

£675,000

FREEHOLD

- Three Double Bedrooms
- 22'3" Entrance Hall/Sitting Room
- Two En-Suite Shower Rooms
- Ground Floor Shower Room
- Large Conservatory
- Garage & Ample Off Street Parking
- Close To Seafront
- Large Rear Garden
- Council Tax Band - E
- EPC Rating - TBC

3 2 2

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Situated in the highly sought after Audley Way, within Frinton-on-Sea's prestigious 'Gates' area, Fentons are delighted to bring to market this spacious, THREE BEDROOM DETACHED CHALET BUNGALOW. The property offers versatile and spacious accommodation in an exceptional coastal location. The property features a superb 22'3" entrance hall/sitting room, creating a welcoming and versatile living space. The first floor master bedroom benefits from its own en-suite shower room, while the ground floor offers two further bedrooms, including bedroom three accommodating a further en-suite, alongside a separate ground floor shower room, making the layout ideal for families, guests or those seeking multi-generational living. Externally, the property boasts a generous rear garden, together with a garage and ample off street parking to the front. Audley Way is perfectly positioned just a short stroll from Frinton's picturesque seafront, the town's charming High Street with its array of independent shops, cafés and amenities, and Frinton railway station with direct links to London Liverpool Street, this delightful home combines flexible living with an enviable seaside lifestyle. Early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:-

Entrance Hall/Sitting Room

22'3" max x 17'3"

Oak staircase leading to first floor. Understairs storage cupboards. Engineered oak flooring. Spotlights. Three radiators. Obscured double glazed windows to front. Double glazed window to rear. Double glazed French doors leading to conservatory. Door to:-

Bedroom Three

18'9" x 11'11"

Range of fitted wardrobes. Engineered oak flooring. Two radiators. Double glazed windows to front an rear aspects. Door to:-

En-Suite

White suite comprises low level w/c. Vanity wash hand basin with mixer tap and cupboard under. Enclosed shower cubicle with rainfall shower head. Tiled splashback. Tiled flooring. Spotlights. Heated towel rail. Obscured double glazed window to rear.

Lounge

17'10" x 13'10"

Stone fireplace with tiled hearth and inset log burner. Engineered oak flooring. Radiator. Double glazed windows to side and front.

Kitchen

13'2" x 10'10"

Fitted with a range of matching fronted units. Granite worksurfaces. Inset one and a half bowl stainless steel bowl sink and drainer unit with mixer tap. Inset five ring gas hob with extractor hood above and electric oven under. Built in eye level electric oven. Further selection of matching units at both eye and floor level. Integrated dishwasher and fridge. Granite splashback. Tiled flooring, Spotlights. Feature radiator. Double glazed window to front. Hardwood door leading to:-

Lean To

Tiled flooring. Private access door to garage with power and lighting connected and space for additional appliances. Door to boiler room housing water softener, central heating boiler and hot water cylinder. Obscured double glazed doors to front and rear.

Shower Room

Large modern suite comprises low level w/c. Large vanity wash hand basin with mixer tap and storage drawer under. Walk in shower with fitted screen and wall mounted attachment with rainfall shower. Fully tiled walls. Tiled flooring. LED mirror with touch on/off. Spotlights. Extractor fan. Heated towel rail. Two obscured double glazed windows to rear.

Conservatory

22'3" x 12'7"

Tiled flooring. Radiator. Double glazed windows to side and rear aspects. Three sets of double glazed French doors leading to rear garden.

Landing

Fitted seating with storage under. Double glazed window to front. Double glazed Velux window to rear. Doors to all rooms. Door to:-

Master Bedroom

14'11" x 11'8"

Fitted seating with storage under. Radiator. Double glazed window to rear. Double glazed Velux window to rear. Door to:-

En-Suite

White suite comprises low level w/c. Vanity wash hand basin with mixer tap and cupboards and drawers

under. Enclosed shower cubicle with wall mounted shower attachment and rainfall shower. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured double glazed window to rear.

Bedroom Two

11'10" x 9'10"

Spotlights. Radiator. Double glazed window to rear.

Outside - Rear

Part patio areas. Remainder laid to lawn. Array of trees, shrubs and bushes. Metal pergola with hot tub under to remain. Storage shed and summer house to remain. Access to front via iron side gate. Enclosed by panelled fencing.

Outside - Front

Driveway providing off street parking leading to garage with an electric roller door. Pathway leading to entrance door. Remainder laid to lawn. Borders stocked with array of flowers and shrubs.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: E
Payable 2026/2027 £2831.38 Per Annum

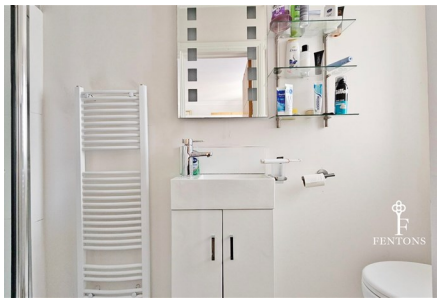
Any Additional Property Charges: N/A

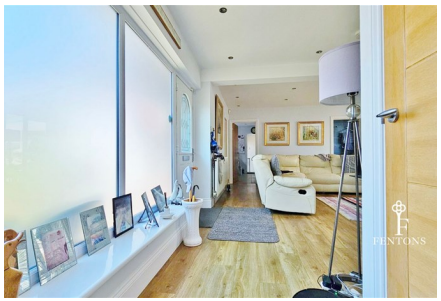
Services Connected: (Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non Standard Property Features To Note: N/A











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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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

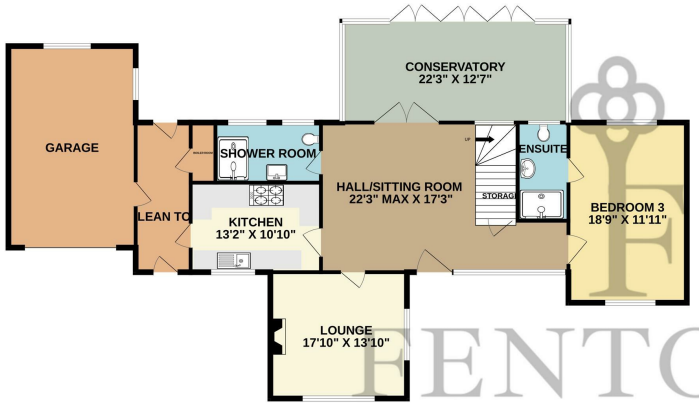
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GROUND FLOOR



1ST FLOOR



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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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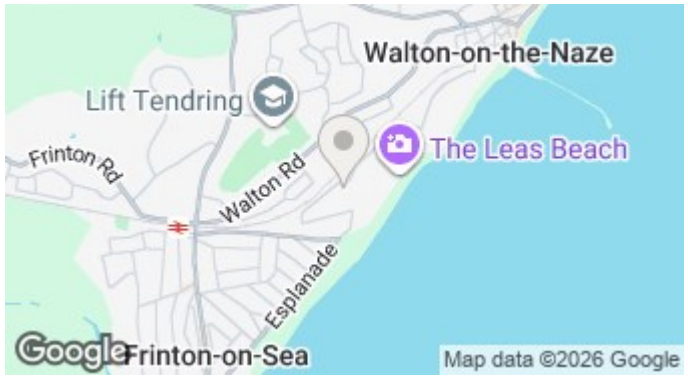
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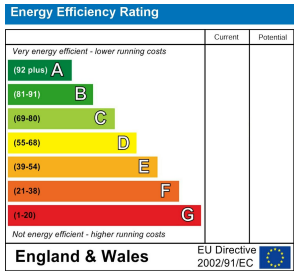
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Council Tax Band

E





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