

# CHAPELFIELDS, FRINTON-ON-SEA, ESSEX, CO13 0RD

Price

**£380,000**

**FREEHOLD**

- Three Bedrooms
- South Facing Garden
- Well Presented Fitted Kitchen
- Large & Modern Four Piece Bathroom Suite
- Desirable Location Just Outside 'Frinton Gates'
- Garage & Ample Off Street Parking
- Electric Heating
- Fully Double Glazed
- Council Tax Band - C
- EPC Rating - TBC



**FENTONS**  
ESTATE AGENTS



Situated in a desirable no through road on the outskirts of Frinton-on-Sea, Fentons Estate Agents have the pleasure in bringing to market this immaculately presented THREE BEDROOM DETACHED BUNGALOW. The property boasts a 18' lounge, well presented kitchen and bathrooms and a SOUTH FACING garden. Chapelfields is perfectly positioned within a short stroll of Frinton's town centre, mainline railway station, 'Greensward and seafront' this is a property not to be missed and an early viewing is highly recommended to fully appreciate the accommodation which is on offer.

Accommodation comprises of approximate room sizes

Obscured double glazed door leading to:-

#### Porch

Tiled flooring. Obscured double glazed windows to side and front aspects. Double glazed door leading to rear garden and kitchen. Upvc double glazed door leading to:-

#### Hallway

Electric radiator. Door to:-

#### Bedroom One

11'4" x 10'4"

Electric radiator. Spotlights. Double glazed window to front with fitted shutters.

#### Bedroom Two

13'7" x 9'8"

Electric radiator. Spotlights. Double glazed window to front with fitted shutters.

#### Bedroom Three

9'8" x 8'9"

Loft access. Electric radiator. Double glazed window to side.

#### Bathroom

Modern four piece suite comprises low level w/c. Pedestal wash hand basin with

mixer tap. Fitted bath. Corner shower cubicle with sliding doors and rainfall shower with separate wall mounted attachment. Fully tiled walls. Tiled flooring. Built in airing cupboard housing hot water cylinder. Spotlights. Extractor fan. Electric heated towel rail. Obscured double glazed window to side.

#### Lounge

18'5" x 11'3"

Electric radiator. Double glazed picture length window to rear. Double glazed door leading to rear garden. Open access to:-

#### Kitchen

9'8" x 9'5"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset ceramic sink and drainer unit. Inset four ring Neff electric hob with extractor hood above and electric oven under. Further selection of units at both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Spotlights. Double glazed window to rear. Upvc double glazed door leading to porch.

#### Outside - Rear

75' x 30'

South facing. Part patio area. Remainder laid to lawn. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Hardstanding concrete driveway providing off street parking leading to garage with an up and over door. Remainder laid to lawn.

### 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: 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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## AML

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

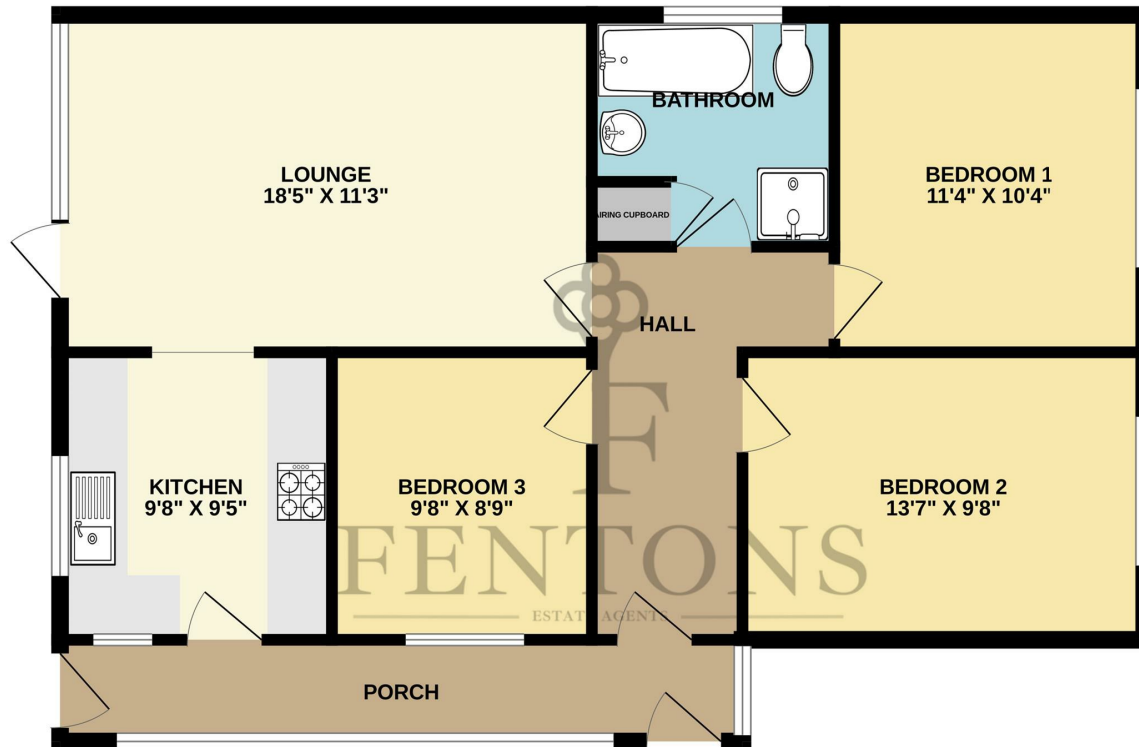
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## GROUND FLOOR



CHAPELFIELDS

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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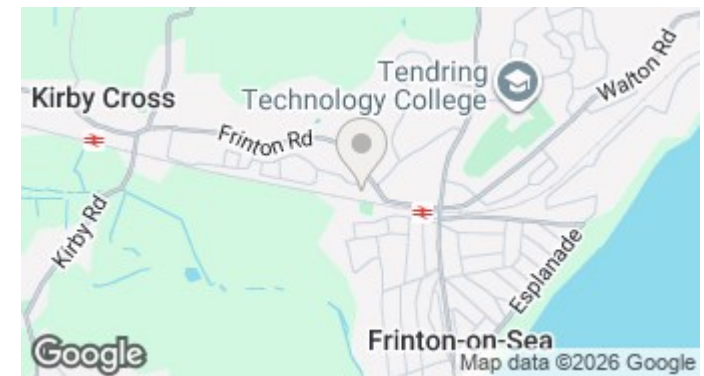
**01255 779810**

[info@fentonsestates.co.uk](mailto:info@fentonsestates.co.uk)

[www.fentonsestates.co.uk](http://www.fentonsestates.co.uk)

**Council Tax Band**

**C**



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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