

WALTON ROAD, FRINTON-ON-SEA, ESSEX, CO13 0AG

Price

£535,000

FREEHOLD

- Four Bedrooms
- Three Reception Rooms
 - Extended
- Kitchen & Breakfast Room
- En-Suite to Master Bedroom
- Large South Facing Garden With Outbuildings & Shed's
- Garage & Ample Off Street Parking
 - Non-Estate Position
 - Council Tax Band - D
 - EPC Rating - C



FENTONS
ESTATE AGENTS



Situated in a sought after non-estate position, Fentons are delighted to bring to market this EXTENDED, FOUR BEDROOM DETACHED FAMILY HOME. The property offers spacious and versatile accommodation within walking distance of Frinton's beautiful seafront and town centre amenities. The property benefits from THREE RECEPTION ROOMS and a fitted kitchen/breakfast room. The first floor features four bedrooms, including a master bedroom with an en-suite, alongside a modern family bathroom, while a convenient ground floor cloakroom serves the downstairs accommodation. Externally, the property enjoys a generous and large, SOUTH FACING garden. Conveniently positioned within easy reach of Frinton-on-Sea Railway Station, providing direct links to London Liverpool Street. An early viewing is highly recommended to appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes:

Porch

Sealed unit double glazed windows to side and front aspect. Obscured sealed unit double glazed door leading to:

Entrance Hall

Stair flight to first floor. Tiled flooring. Door into sitting room and kitchen. Door to:

Cloakroom

Low level WC. Wash hand basin. Tiled splashback. Mosaic tiled flooring. Obscured sealed unit double glazed window to side. Featured original window to front.

Lounge

11'10" x 10'11"

Laminate flooring. Wall lights. Open access to lounge. Double doors leading to:

Study

11'10" x 11'

Brick surround featured fireplace. Laminate flooring. Wall light. Radiator. Sealed unit double glazed bay window to front.

Family Room

19'11" x 13'11" max

Featured log burner. Laminate flooring. Private access door leading to garage. Velux window to rear. Sealed unit double glazed bay window to rear. Sealed unit double glazed double doors leading to rear garden. Open access to:

Kitchen/Breakfast Room

18'11" x 10'

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset double stainless bowl sink and drainer unit. Cooker to remain with extractor hood above. Further selection of units both at eye and floor level. Central island with cupboards under. Plumbing for washing machine. Space for fridge/freezer. Wall mounted combination boiler providing heating and hot water throughout. Part tiled walls. Tiled and laminate flooring. Built in pantry cupboard. Spotlights. Sealed unit double glazed bay window to rear. Obscured sealed unit double glazed door to side.

Landing

Loft access. Built in storage cupboard. Obscured sealed unit double glazed window to side. Doors to:

Master Bedroom

14'3" x 9'1"

Sealed unit double glazed window to rear. Door to:

En-Suite

Modern white suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath. Tiled splashback. Mosaic tiled flooring. Extractor fan. Obscured sealed unit double glazed window to front.

Bedroom Two

11'11" x 10'11"

Radiator. Sealed unit double glazed bay window to front.

Bedroom Three

13'4" x 10'9"

Radiator. Sealed unit double glazed window to rear.

Bedroom Four

10'11" x 8'6"

Radiator. Sealed unit double glazed window to rear.

Bathroom

Modern white suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed panelled bath. Tiled splashback. Mosaic tiled flooring. Radiator. Three obscured sealed unit double glazed windows to front.

Outside - Rear

South Facing. Part raised decking areas. Remainder laid to lawn. Beds stocked with an array of trees, shrubs and bushes. Shed to remain. Summer house to remain. Work shop to remain. Access to front via side gate. Additional garden area housing shed and an array of trees, shrubs and hedges.

Outside - Front

Hardstanding concrete area providing off street parking leading to garage. Remainder laid to lawn. Enclosed by hedging.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

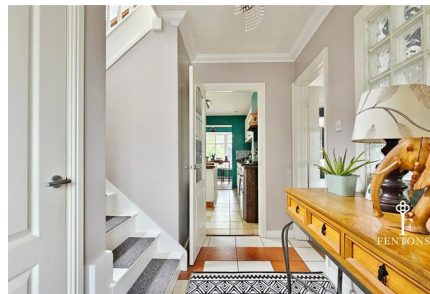
(Electricity): Yes

(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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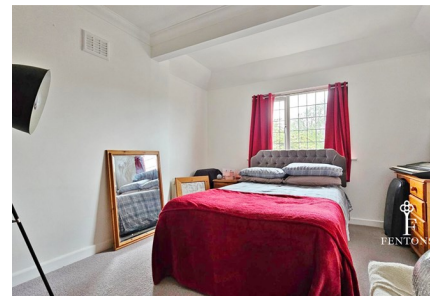
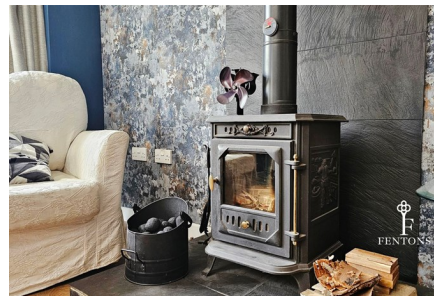
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES

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

Disclaimer - Wide Angle Lens Etc

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.



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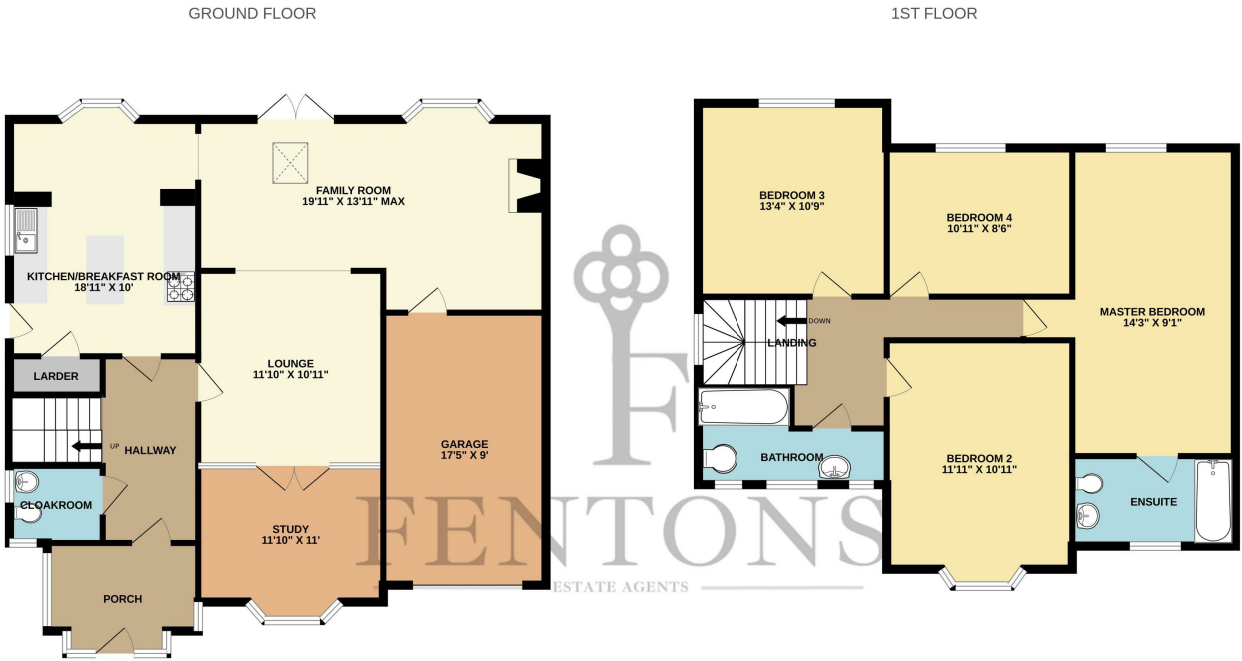
Call us on
01255 779810
info@fentonsestates.co.uk
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Council Tax Band
D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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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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