

# FOURTH AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9DX

Price

**£750,000**

**FREEHOLD**

- Character Property With Four Double Bedrooms
  - Modern Living With Period Features
  - Separate Lounge, Dining & Sitting Room
- Fully Integrated Modern Fitted Kitchen & Separate Utility/Cloakroom
  - First Floor Bathroom & Shower Room
- 87' Landscaped Rear Garden With Home Office
  - Detached Garage & Ample Off Street Parking
  - Tree Lined 'Avenues' Location, Inside The Gates
- Close To Shopping Amenities In Connaught Avenue
  - EPC Rating TBC/ Council Tax Band - E

 4  2  3  D

**FENTONS**  
ESTATE AGENTS



Fentons Estate Agents present to market this CHARACTER, FOUR DOUBLE BEDROOM SEMI-DETACHED HOUSE which perfectly blends period charm with tasteful modernisation throughout. Retaining a wealth of original features, including striking fireplaces, the property offers spacious and elegant accommodation.

Inside this stunning property there is a stylish, fully integrated modern fitted kitchen, a lounge, dining and sitting room. In addition, the property benefits from a utility/cloakroom and a contemporary bathroom and separate shower room on the first floor. The property boasts an impressive 87' landscaped rear garden, thoughtfully designed for both relaxation and entertaining. The garden also features a versatile home office leading into the detached garage. Situated in the highly sought after 'Avenues' location of Frinton-on-Sea, the property is just a short distance from the town centre offering a variety of cafés, restaurants, and amenities.

This is a rare opportunity to acquire a charming yet modernised home inside the Frinton 'Gates' and an early viewing is strongly recommended.

Accommodation comprises of approximate room sizes

Original stained glass hardwood entrance door with matching side and overhead panels leading to:

#### Hallway

Stair flight to first floor. Original Columbian pine flooring. 'Georgian' style column radiator. Doors to:

#### Lounge

17'4" x 12'4"

Ornamental marble feature fireplace with inset log burner. Original Columbian pine flooring. Two 'Georgian' style column radiators. 'Georgian' style window to side. Sash bay windows to front.

#### Dining Room

15'1" x 12'2"

Cast iron feature fireplace with ornamental marble surround. Fitted floating shelving with storage cupboards under. Original Columbian pine flooring. 'Georgian' style column radiator. Sash bay windows to front. Open access to:

#### Sitting Room

11'9" x 11'

Original Columbian pine flooring. 'Georgian' style column radiator. Sealed unit double glazed 'French' style door leading to rear. Door to:

#### Inner Hall

Built in under stairs storage cupboard. Sash window to window to rear. Original Columbian pine flooring. Doors to:

#### Kitchen

12'4" x 9'

Bespoke fitted modern matching units with push to open fronts. Bevelled edge work surfaces with upstands. Inset one and half 'butler' sink with inset drainer and mixer tap. Inset five ring Neff induction hob with integrated extractor fan above. Built in 'Neff' eye level ovens and microwave with hide and slide doors and warming draw. Integrated dishwasher. Integrated fridge/freezer. Corner carousel units. Under work surface lighting. Tiled flooring. Vertical feature panel radiator. Sash window to rear. Sealed unit double glazed door giving access to rear.

#### Utility/Cloakroom

7'5" x 5'5"

Full length storage cupboard. Plumbing for automatic washing machine and space for tumble dryer above. Low level W/C. Vanity wash hand basin with storage cupboard under. Fitted extractor fan. Tiled flooring. Radiator. Obscured sash window to side. Obscured sealed unit double glazed window to alternate side.

#### First Floor Landing

Loft access with pull down ladder (part boarded with power and lighting connected). 'Georgian' style column radiator. Sash window to rear. Doors to:

#### Master Bedroom

13'7" x 12'5"

Cast iron feature fireplace with ornamental marble surround. Radiator. Two sash windows to front.

#### Bedroom Two

12'6" x 11'4"

Fitted storage cupboard. Cast iron feature fireplace with ornamental marble surround. Radiator. Two sash windows to front.

#### Bedroom Three

12'3" x 11'4"

Two fitted storage cupboards with one housing wall mounted combination boiler providing heating and hot water throughout. Cast iron feature fireplace. Radiator. Sash window to rear.

#### Bedroom Four

12'6" x 10'

Cast iron feature fireplace. Fitted wardrobes. Radiator. Sash window to rear.

#### Shower Room

Modern suite comprising of low level W/C. Vanity wash hand basin with storage drawer and cupboard under. Double length shower cubicle with integrated 'Aqualisa' shower. Fitted glass shower screen. Part tile walls. Part wood panelled walls. Heated towel rail. 'Georgian' style column radiator. Fitted extractor fan. Part obscured sash window to front.

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#### Bathroom

Modern suite comprising of low level W/C. Pedestal wash hand basin. Freestanding roll top bath with central taps and shower attachment. 'Georgian' style heated towel rail. To windows to rear.

#### Outside - Rear

87'

Manicured, landscaped garden. Patio entertaining area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Part shingled area with raised beds. Further raised patio area under a pergola. Mature tree. Pitched roof workshop with power and lighting connected. Wooden storage shed. Outside tap. Outside lights. Outside sockets. Enclosed by panel fencing. Gate giving access to front. 'French' style doors leading to:

#### Office

11'5" x 9'5"

Vaulted ceiling. Power, lighting and internet LAN cable connected. Independent fuse board. Viny flooring. Two sealed unit double glazed windows to rear aspect. Two sealed unit double glazed picture length windows to side aspect. Door leading to:

#### Detached Garage

18'9" x 9'9"

Vaulted ceiling. Power and lighting connected on sperate fuse board. Double swinging doors giving access to front driveway.

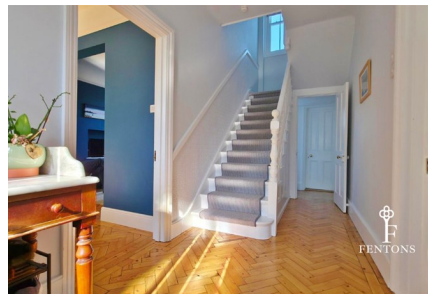
#### Outside - Front

Landscaped with an array or flowers and shrubs. Pathway leading to storm porch with mosaic tiles. Hard standing driveway providing ample off street parking. Outside tap. Outside socket.

#### 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.



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#### 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.

#### REFERRAL FEES

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

#### 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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Council Tax Band

E



| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            | <b>62</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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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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