

WITTONWOOD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9LD

Price

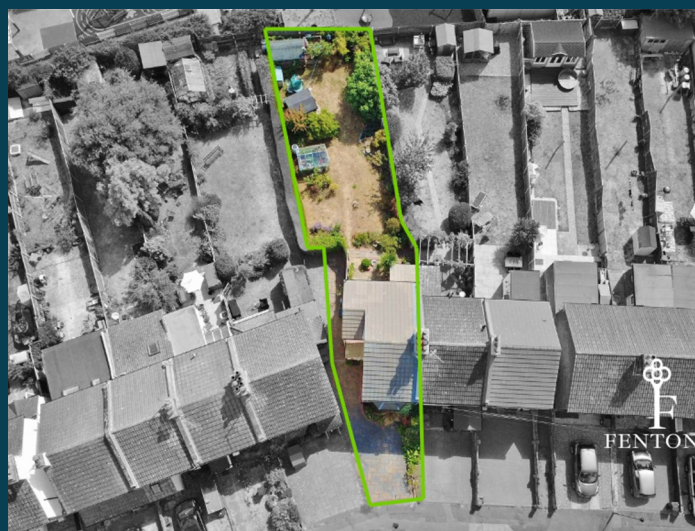
£315,000

FREEHOLD

- Character Property With Two Bedrooms
 - Two Reception Rooms
- Modern Fitted Kitchen & Bathroom
 - 80' South Facing Rear Garden
 - Distant Sea Views
 - Off Street Parking
 - Inside The 'Gates'
 - Must Be Viewed
- Close To Town Centre, Mainline Railway Station & Seafront
 - EPC Rating D/ Council tax Band - B



FENTONS
ESTATE AGENTS



Situated in the sought after seaside town of Frinton-on-sea, boasting DISTANT SEA VIEWS, and being located inside the prestigious 'Gates', Fentons Estate Agents have the pleasure in bringing to market this older style, CHARACTER filled TWO BEDROOM END-TERRACE COTTAGE. The property benefits from two reception rooms, a newly fitted kitchen and bathroom, 80' south facing rear garden and off street parking. Conveniently situated with a quarter of a mile of Frinton's town centre, seafront and mainline railway station with links to London Liverpool Street, it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured double glazed entrance door leading to:-

Entrance Hall

Wood flooring. Double glazed window to side. Stair flight to first floor. Open access to dining room. Door to:-

Lounge

12'5" x 11'

Inset log burner with stone hearth. Two radiators. Double glazed bay window to front.

Dining Area

14'7" x 10'3"

Wood flooring. Built in understairs storage cupboard. Radiator. Double glazed French doors to rear. Door to craft room/office. Open archway leading to:-

Kitchen

11'4" x 5'4"

Fitted with a range of modern matching fronted units. Square edge worksurfaces. Inset ceramic bowl sink drainer unit with pull out mono mixer tap. Inset four ring electric hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Fitted water softener. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls Tiled vinyl flooring. Double glazed window to rear.

Craft Room/Office

8' x 5'3"

Two double glazed windows to side and rear aspects.

First Floor Landing

Loft access. Doors to all rooms. Door to:-

Bedroom One

11' x 10'

Radiator. Double glazed window to front.

Bedroom Two

9'7" x 9'1"

Built in wardrobes to one wall. Radiator. Double glazed window to rear with distant farmland and sea views.

Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage drawers under. Panelled P shaped bath with wall mounted integrated shower controls and separate attachment. Fitted shower screen. Pvc panelling. Heated towel rail. Built in airing cupboard. Part obscured double glazed window to rear with distant farmland and sea views.

Outside -Rear

80' approx

Part patio area with part shingled beds. Remainder laid to lawn. Further array of beds stocking mature flowers, shrubs and bushes. Greenhouse. Wooden storage shed. Timber constructed Summerhouse. Enclosed by panelled fencing. Gate giving access to front.

Outside - Front

Hardstanding area providing off street parking. Beds stocking shrubs and bushes. Open access to side with gate leading to rear.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1801.78 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

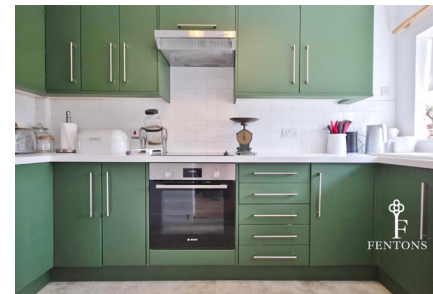
AML

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.

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



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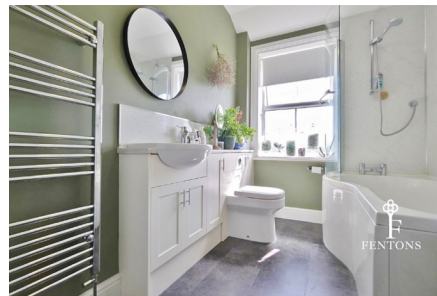


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You will find a list of any/all referral fees we may receive on our website



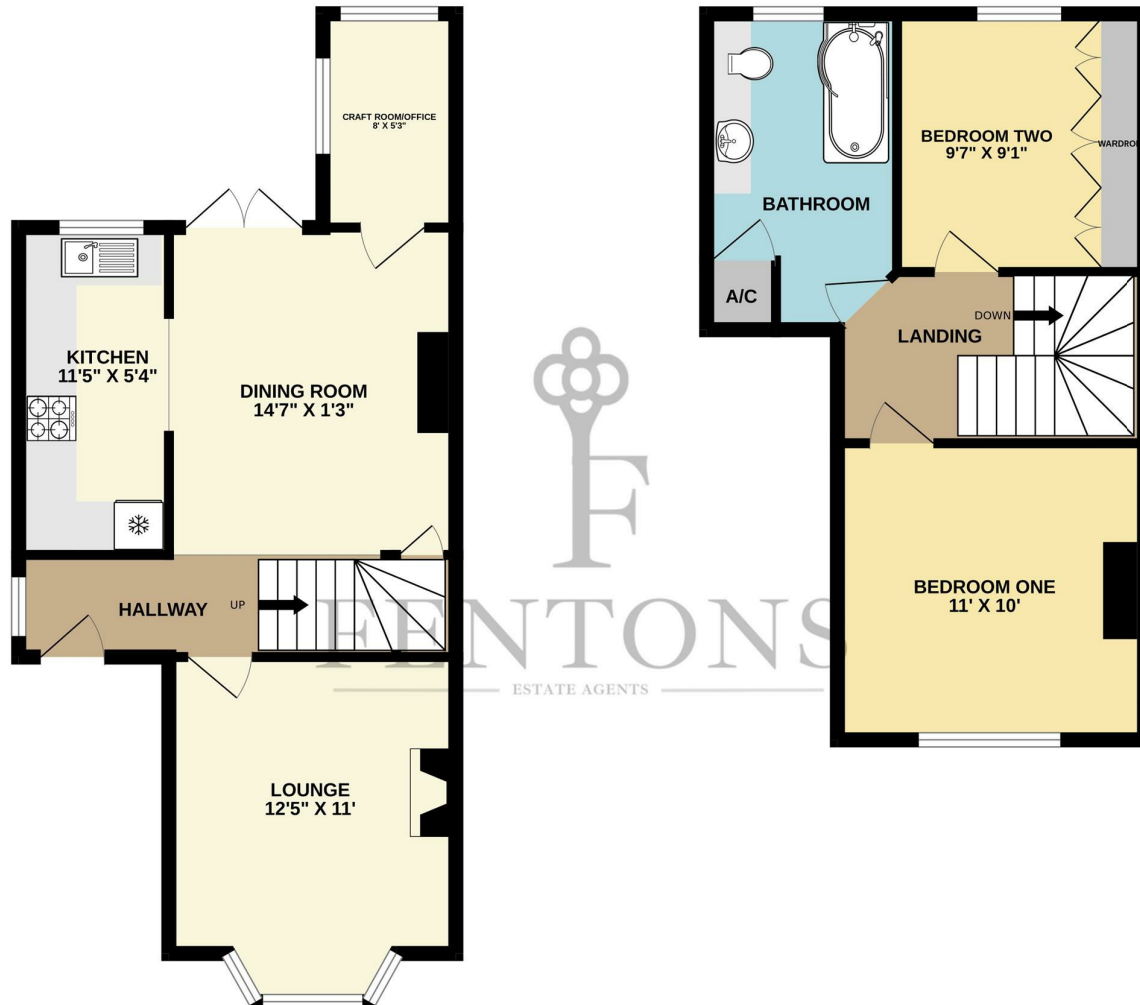
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GROUND FLOOR



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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Call us on

01255 779810

info@fentonsestates.co.uk

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Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	
	EU Directive 2002/91/EC	

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