

THE CLOSE, FRINTON-ON-SEA, ESSEX, CO13 9LU

Price

£560,000

FREEHOLD

- Detached Character Property With Four Bedrooms
 - Sought After Location Inside The 'Gates'
 - Two Reception Rooms & Sun Room
 - Kitchen/Breakfast Room & Utility
- Ground Floor Cloakroom & First Floor Bathroom
 - 115' South Facing Rear Garden
 - Detached Garage & Workshop
 - No Onward Chain
- Close To Town Centre, Mainline Railway Station & Seafront
 - EPC Rating D/ Council Tax Band - E



FENTONS
ESTATE AGENTS



Located inside the 'Gates' of Frinton-on-Sea in a quiet, tree lined no through road, Fentons have the pleasure in offering for sale this CHARACTER FOUR BEDROOM DETACHED HOUSE. The property originally had three spacious bedroom with one being spilt to accommodate a growing family. On the ground floor there is a kitchen/breakfast room, 15' lounge, separate dining room, utility and sun room which leads onto a landscaped 115' south facing rear garden. To the first floor there are four bedrooms, a family bathroom and separate W/C. Being offered with NO ONWARD CHAIN and perfectly situated within easy reach of shopping amenities in the town centre, the mainline railway station and seafront, an early viewing is highly recommended to fully appreciate the property which is on offer.

Accommodation comprises of approximate room sizes

Obscured glass hardwood entrance door leading to:-

Hallway

Stair flight to first floor. Radiator. Double glazed leadlight window to front. Door to:-

Kitchen/Breakfast Room

10'9" x 10'5"

Fitted with a range of matching fronted units. Rolled edge wood effect worksurfaces. Inset sink and double drainer. Further selection of matching units at both eye and floor level. Freestanding 'AGA'. Part tiled walls. Wall mounted boiler providing heat and hot water throughout. Double glazed window to side. Double glazed leadlight window to front. Serving hatch giving access to dining room. Space for fridge.

Lounge

15' x 13'6"

Brick fireplace with inset gas fire under. Radiator. Two double glazed windows to side. Open aspect leading to dining room. French doors giving access to sun room.

Dining Room

11'2" x 10'5"

Radiator. Secondary double glazed window to rear.

Sun Room

11'4" x 6'6"

Tiled flooring. Double glazed patio doors giving access to rear. Door to:-

Utility Room

6' x 5'8"

Marble effect rolled edge worksurface. Inset butler style stainless steel sink. Plumbing for washing machine. Fitted shelving. Double glazed window to rear.

Separate w/c

White suite comprises low level w/c. Wash hand basin. Obscured double glazed window to side.

First Floor Landing

Leadlight double glazed window to front. Radiator. Loft access. Built in airing cupboard with over head storage.

Doors to all rooms. Door to:-

Bedroom

9'10" x 5'3"

Built in storage cupboard. Radiator. Double glazed window to side.

Bedroom

12'9" x 6'

Built in double wardrobe with over head storage. Radiator. Secondary double glazed window to rear.

Bedroom

9'3" x 8'8"

Fitted wardrobes. Radiator. Double glazed window to side. Double glazed leadlight window to front.

Bedroom

11'7" x 9'8"

Built in cupboard with over head storage. Radiator. Secondary double glazed window to rear.

Bathroom

White suite comprises vanity wash hand basin with rolled edge worksurface. Tiled splashbacks. Panelled bath. Part wood panelled walls. Part tiled walls. Heated towel rail. Double glazed leadlight window to front.

Separate W/C

Low level w/c. Double glazed obscured window to side.

Outside - Rear

115

South facing. Part patio area. Landscaped and part laid to lawn. Raised flower beds and borders well stocked with flowers, shrubs and bushes. Vegetable garden. Wooden storage shed. Enclosed by panelled fencing. Outside socket, tap and light. Gate giving access to front. Door leading to:-

Workshop

10'8" x 8'5"

Storage cupboards. Power and light connected. Window over looking garden.

Outside - Front

Part laid to lawn. Borders well stocked with flowers, shrubs and bushes. Driveway providing off street parking for several vehicles leading to garage with an up and over door.

Detached Garage

17'7" x 9'1"

Power and lighting connected.

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

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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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

Agents Note

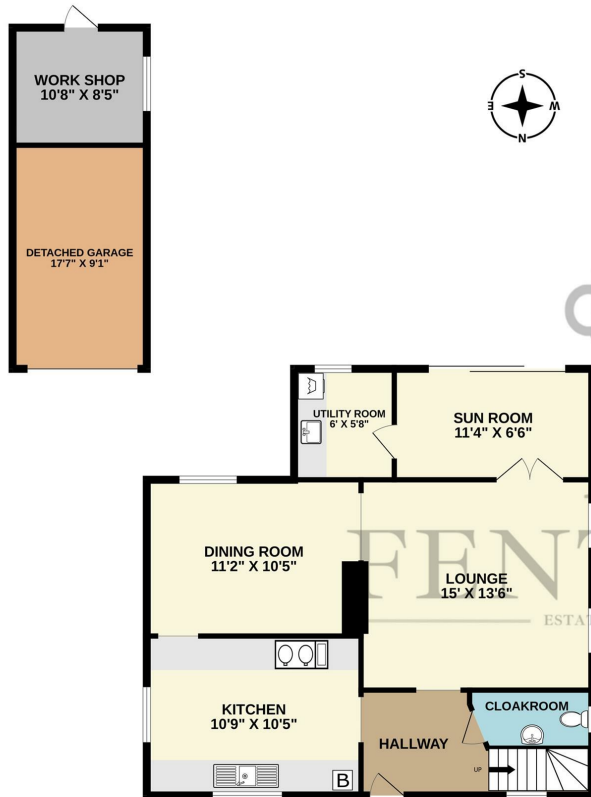
The property was underpinned in 1999 and has suffered no movement since. The current building insurance has not been affected from this historical movement.



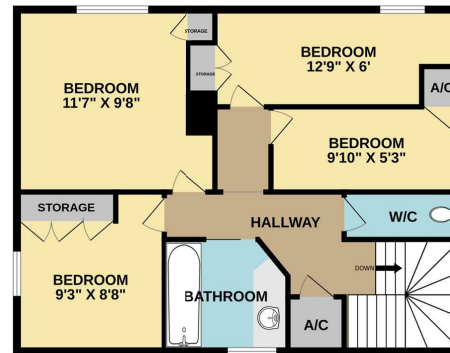
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GROUND FLOOR



1ST FLOOR



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Council Tax Band

E



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	67	76
(21-38) F		
(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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