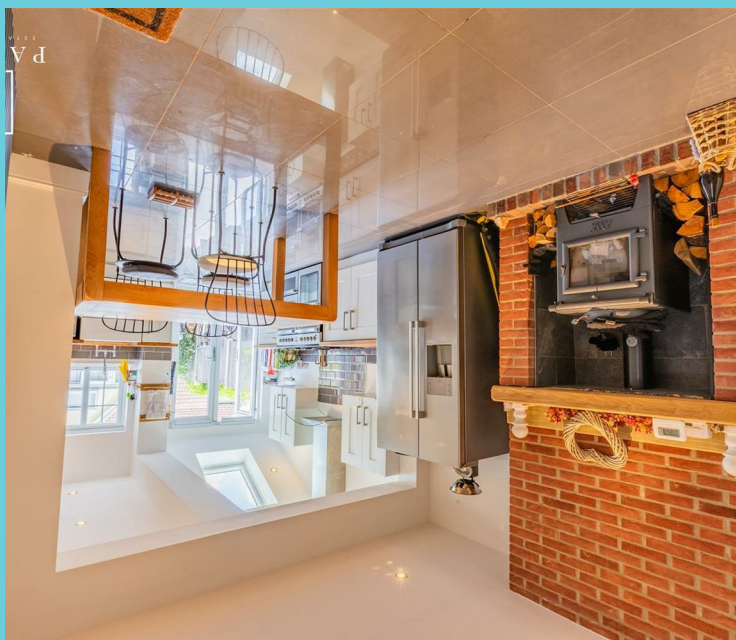




1, Greenway

Frinton-On-Sea, CO13 9AL

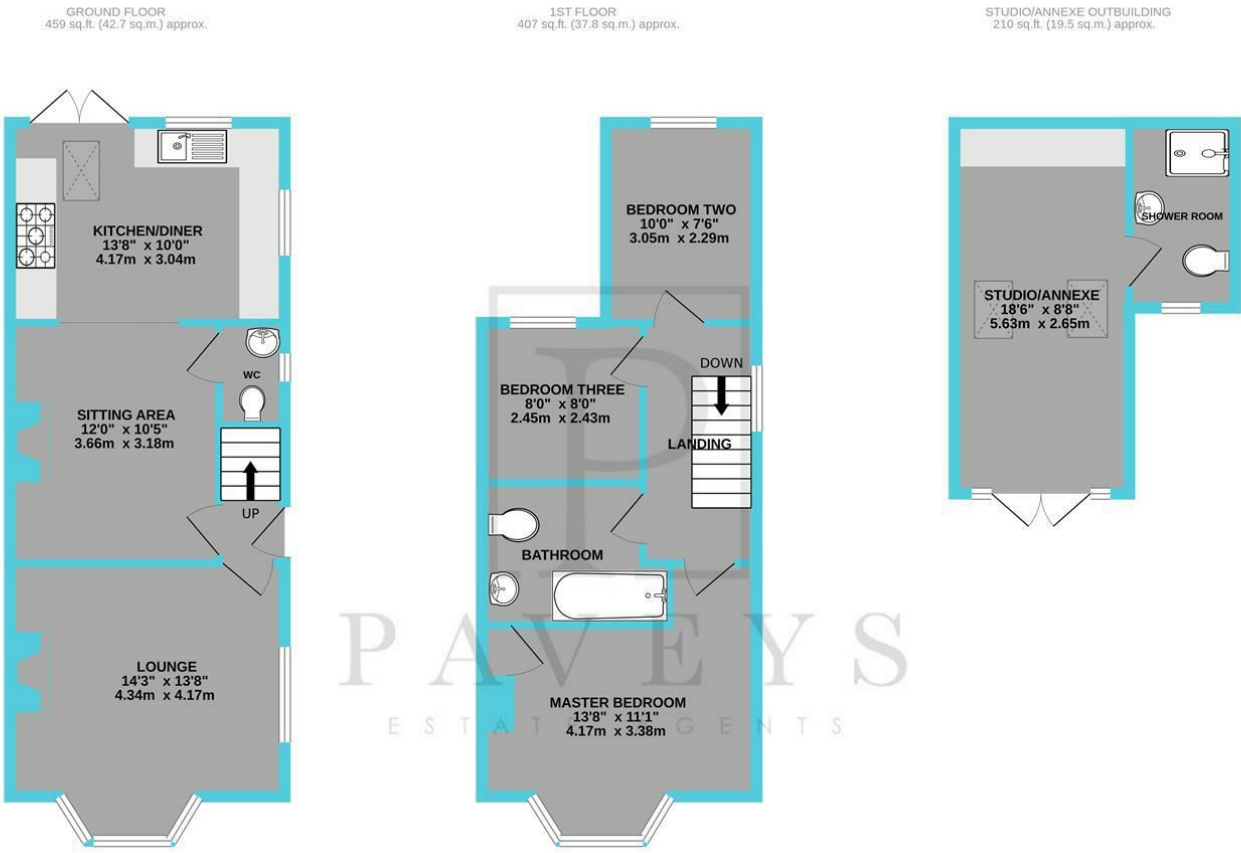
Price £475,000 Freehold

A charming period property, tastefully modernised throughout, occupying a generous corner plot in one of Frinton-on-Sea's most sought-after locations. Situated in the heart of the town, this attractive home is conveniently positioned within easy reach of the beach, Connaught Avenue's boutique shops and cafés, highly regarded schools, and mainline rail services. The well-presented accommodation offers three bedrooms, two versatile reception rooms, and a wealth of character complemented by modern finishes. Externally, the property enjoys a beautifully landscaped south-westerly facing garden, designed by renowned garden designer, Paul Barnes, perfect for outdoor entertaining and enjoying the afternoon and evening sunshine. A particular feature is the versatile studio/annexe, providing an ideal space for a home office, guest accommodation, gym, or hobby room. Offered with no onward chain, this exceptional home presents a rare opportunity to acquire a character property in a prime Frinton-on-Sea location. Early viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 sq.m.) approx.
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.
Made with Metropix ©2026

ENTRANCE HALL

Double glazed entrance door to front aspect, tiled flooring, stair flight to First Floor.

LOUNGE 14'3 x 13'8 (4.34m x 4.17m)

Double glazed bay window to side, double glazed window to front, both with fitted shutters, solid wood tongue and groove herringbone flooring, fireplace recess with inset Stovax log burner, smooth ceiling, TV point, modern panel radiator.

SITTING AREA 12' x 10'5 (3.66m x 3.18m)

Feature redbrick fireplace with inset Esse Warm Heart Woodburner Cook Stove, tiled floor, smooth ceiling, spot lights, bespoke fitted cupboard, open plan to Kitchen Diner, modern radiator.

KITCHEN DINER 13'8 x 10 (4.17m x 3.05m)

White high gloss over and under counter units, matching full height cupboard, wooden work tops, butler sink with mixer tap over. Space for range oven, fitted extractor hood and tiled splash back, space and plumbing for washing machine, spaces for tumble dryer and American style fridge freezer. Double glazed French doors to garden, double glazed sky light, double glazed windows to front and side aspects, (windows and doors fitted with made to measure remote control electric blinds), tiled floor, smooth ceiling, spot lights, tiled splash backs, upright radiator.

CLOAKROOM

White suite comprising low level WC and wall mounted wash hand basin. Double glazed window to front, tiled flooring, smooth ceiling, spot lights, extractor fan, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to front, fitted shutters, solid wood tongue and groove herringbone flooring, smooth ceiling, spot lights, double radiator.

MASTER BEDROOM 13'8 x 11'1 (4.17m x 3.38m)

Double glazed bay window to side, double glazed window to side, both with fitted shutters, solid wood tongue and groove herringbone flooring, smooth ceiling, large loft hatch leading to the boarded and insulated loft accessed via a pull down ladder, built in shoe cupboard, double radiator.

BEDROOM TWO 10' x 7'6 (3.05m x 2.29m)

Double glazed window to rear with views over the garden, fitted shutters, solid wood tongue and groove herringbone flooring, smooth ceiling, spot lights, fitted double wardrobe, upright radiator.

BEDROOM THREE 8' x 8' (2.44m x 2.44m)

Double glazed window to rear with views over the garden, fitted shutters, solid wood tongue and groove herringbone flooring, smooth ceiling, double upright radiator.

BATHROOM

Modern white suite comprising low level WC, pedestal wash hand basin and P shaped bath with shower and screen over. Tiled floor, part tiled walls, smooth ceiling, spot lights, chrome heated towel rail.

OUTSIDE FRONT

A beautifully landscaped corner plot dry garden, gravel areas stocked with a vast array of established flowers and shrubs, gated access to rear garden.

OUTSIDE REAR

A private, South Westerly facing dry garden designed by renowned garden designer, Paul Barnes. Commencing with a paved patio area, shingled areas stocked with a vast array of established flowers, shrubs and trees, raised flower beds, retaining panel fencing, outside tap, exterior lighting, gated access to front, access to Studio/Annexe.

DETACHED STUDIO/ANNEXE/HOME OFFICE 18'6 x 8'8 (5.64m x 2.64m)

A wonderful versatile detached building located to the rear of the garden, power and light connected, copper fibre broadband connected. Fitted kitchenette, space and wiring for a cooker, wine cooler, hot water boiler. Fitted shower room with sink and toilet. Double glazed windows, double glazed patio doors and Velux windows (fitted with made to measure remote control electric blinds), ceramic wood effect flooring, radiator.

AGENTS NOTES

The Vendor has advised:

The property has the benefit of Copper Fibre Broadband which extends to the detached studio/annexe.

The property has the benefit of a new boiler and several new radiators (fitted approx 18 months ago by Smarta Gas).

The property has the benefit of an alarm and CCTV system (fitted approx 3 years ago) and serviced by Taylors.

The internal window shutters were purchased and fitted by Hillarys.

The internal oak doors were purchased from Todd Doors.

The gardens were designed and landscaped by renowned Garden Designer, Paul Barnes.

The property has been re-rendered in recent years.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.