



## Branscombe Close Frinton-on-Sea, CO13 9LE

**\*\* AVAILABLE FROM 1st DECEMBER 2025 \*\*** Sheens Letting & Management are pleased to offer to let this TWO/THREE BEDROOM SEMI-DETACHED CHALET. The property is located inside the 'Gates' and benefits from a large entrance hall, ground floor shower room and first floor bathroom. Please call us on 01255 852555 to book your viewing.

- Two/Three Bedrooms
- 19'4 Entrance Hallway
- No Pets
- Ground Floor Shower Room
- First Floor Bathroom
- 60' Rear Garden
- 17'10 x 10'10 Lounge
- EPC Rating D
- Council Tax Band C



**£1,600 Per Calendar Month**

## Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

Double glazed entrance door leading to:

### ENTRANCE HALLWAY

19'4 x 12'4

Stair flight to first floor. Built in storage cupboard. Two radiators. Sealed unit double glazed window to front. Doors to all rooms. Door to:



### LOUNGE

17'10 x 10'

Fireplace with oak mantle and electric fire under. Radiator. Sealed unit double glazed window to front.



### SHOWER ROOM

White suite. Low level WC. Vanity hand wash basin with storage cupboards under. Fitted corner shower cubicle with separate attachment and overhead rainfall shower. Heated towel rail. Part tiled walls. Sealed unit double glazed window to side.



## KITCHEN

12'10 x 8'1

Fitted with a range of matching fronted units. Square edge wooden work surfaces. Inset one and a half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for cooker. Part tiled walls. Radiator. Open window to conservatory. Open access to:



## DINING ROOM

14'8 x 10'10

Full length feature panel radiator. Open access to:



## CONSERVATORY

22' x 7'6

Part brick base. Polycarbonate roof. Work surface with plumbing for washing machine under. Sealed unit double glazed window to rear. Sealed unit double glazed window to side. Sealed unit double glazed patio doors giving access to rear.



## FIRST FLOOR LANDING

Skylight. Doors to all rooms. Door to:



## BEDROOM ONE

22'6 x 10'

Radiator. Skylight. Sealed unit double glazed window to rear. Open access to walk in wardrobe/potential bedroom three.



## BEDROOM TWO

13'3 x 7'2

Feature panel radiator. Sealed unit double glazed window to rear.



## BATHROOM

White suite. Low level WC. Vanity hand wash basin with storage cupboard under. Fitted shower cubicle with overhead rainfall shower. Corner bath with shower attachment. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to rear.





## OUTSIDE - REAR

60'

Approx 60'. Wood decked area. Remainder majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Private access door to garage. Enclosed by panelled fencing. Outside lights.



## OUTSIDE - FRONT

Hardstanding patio area providing ample off street parking leading to garage with an up and over door. Part laid to lawn. Array of beds stocking shrubs and bushes. Pathway leading to entrance door under a storm porch.

## Checks For Right To Rent

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a 'Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

## HOLDING DEPOSIT

Please note on application being approved Sheen's Letting's and management take a holding deposit before the application is sent off for referencing this is £369.00, this comes off the total deposit which is £1846.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there application.

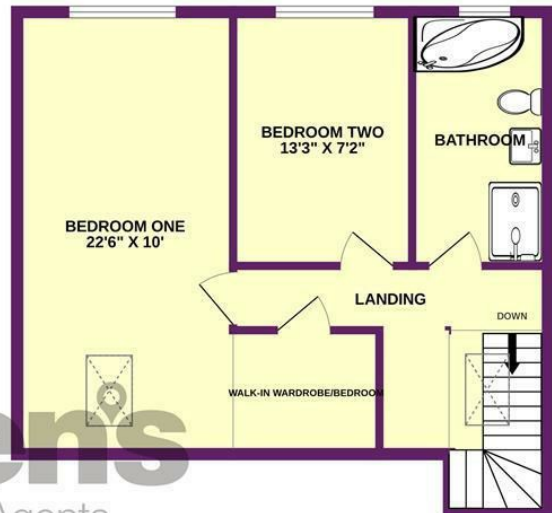
## Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify there accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.

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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## Selling properties... not promises

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**Sheen's**  
The Action Agents