

📍 149 Connaught Avenue, Frinton-on-Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

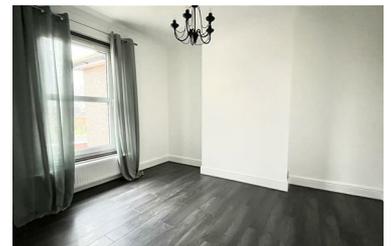
Sheen's
The Action Agents



Frinton Road Frinton-on-Sea, CO13 0LF

Sheen's Lettings & Management are pleased to be offering to the market this SPACIOUS FOUR DOUBLE BEDROOM FIRST FLOOR MAISONETTE situated in Kirby Cross. benefits include from having access to a communal garden, a garage and off road parking. This maisonette will be available from 20/02/2026 call now for more details and arrange a viewing to avoid disappointment.

- First Floor Maisonette
- Four Double Bedrooms
- Spacious Throughout
- Garage & Parking
- Kitchen / Diner
- Gas Central Heating
- Communal Garden
- No Dogs
- Council Tax Band: B
- EPC Rating: D



£1,250 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

Stair flight leading to double glazed UPVC entrance door.

ENTRANCE

Access to hallway. Door to bedroom four.

BEDROOM FOUR

11'2 max x 9'2 max

Double glazed window. Radiator.



HALLWAY

Doors to:



BEDROOM THREE

10'10 x 10'

Double glazed window. Radiator. Built in wardrobes.



BEDROOM TWO

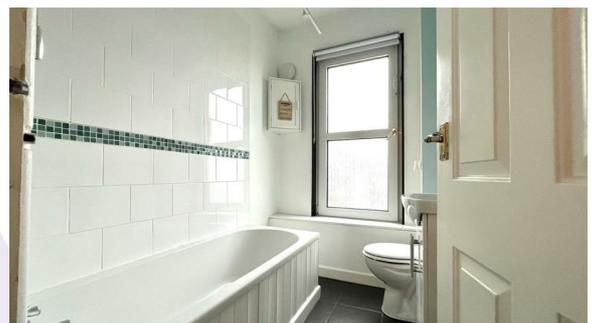
12'1 x 12 max

Double glazed window. Radiator.



BATHROOM

White bathroom suite comprising of low level W.C, pedestal hand wash basin and panelled bath with shower over. Double glazed window. Part tiled.



KITCHEN / DINER

14' x 12'

Fitted with a range of base and wall oak effect fronted units. Granite effect rolled edge work surfaces. Inset sink/drain. Integrated electric oven. Integrated fridge/freezer. Part tiled. Radiator. Double glazed window.



LOUNGE

14'1 x 12'9

Double glazed window. Radiator.



BEDROOM ONE

14' x 11'7 into bay

Double glazed window. Radiator.



OUTSIDE

Side entrance from Bemerton Gardens to off street parking and garage. Shared access of garden with the use of a washing line.

HOLDING DEPOSIT (For the reservation of a property)

Please note: This payment may not be refunded if the Tenant or another relevant party including the Guarantor(s) withdraws, fails a Right to Rent check or provides false or misleading information which affects the suitability to rent the property. If the tenancy proceeds, the holding deposit compensates towards the damage deposit.

DEPOSIT

5 WEEKS RENT

Particular Disclaimer

These particulars are produced as a guide to the property and you should always view the property before entering into a contract or paying any referencing fees. All internal and some external photographs are taken using a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Right To Rent Checks

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.



Selling properties... not promises

📍 149 Connaught Avenue, Frinton-on-Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

