

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

**Sheen's**  
The Action Agents



## St. Marys Road Frinton-on-Sea, CO13 9HP

Situated within 250 metres of the seafront in the sought after seaside town of Frinton-on-Sea, inside the prestigious 'Gates' is this 1920's CHARACTER, NO ONWARD CHAIN, THREE BEDROOM SEMI-DETACHED HOUSE. The property is tastefully decorated throughout and boasts spacious ground floor living with two reception rooms, a modern fitted kitchen and a ground floor shower room. To the first floor there are three bedrooms, one being a large master bedroom with the potential for an en-suite or a separate family bathroom. To the rear of the property is a professionally designed, landscaped 70' rear garden offering a sun soaked raised patio entertaining area. Conveniently situated within quarter of a mile of Frinton's town centre 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.

- **Three Bedrooms**
- **Character Property Inside The Gates**
- **250 Metres To Seafront & Town Centre**
- **Tastefully Decorated Throughout**
- **Professionally Designed 70' Rear Garden**
- **Ground Floor Shower Room & First Floor Bathroom**
- **Modern Fitted Kitchen**
- **No Onward Chain**
- **EPC Rating D**
- **Council Tax Band C**



**Price £350,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:

Sealed unit double glazed windows to front aspect. Original obscured entrance door leading to:



## Lounge

Wood laminated flooring. Sealed unit double glazed bay window to front aspect with bench seating. Stair flight to first floor. Feature recessed fireplace with inset wood burner. Radiator. Built in under stairs storage cupboard. Open access to:



### Kitchen/Diner

Fitted with a range of modern fronted matching units. Hard edge work surfaces. Inset Belling Classic Range Oven with extractor hood above. Further selection of matching units both at eye and floor level. Tiled splash back. Under unit lighting. Wood laminate flooring. Sealed unit double glazed door to rear garden. Sealed unit double glazed window to rear aspect. Feature recessed fireplace with inset wood burner. Open access to:



### Utility

Fitted with a range of modern fronted matching units both eye and floor level. Tiled splashback. Inset ceramic sink and drainer unit with pull down tap. Plumbing for washing machine. Space for fridge/freezer. Sealed unit double glazed door to side. Sealed unit double glazed window to side aspect. Wood laminate flooring. Door to:



### Shower Room & Cloak Room

Fully fitted tiled shower unit with glass door. Heated towel rail. Radiator. Part tiled walls. Tiled flooring. Obscured sealed unit double glazed window to rear. Door to cloakroom. Modern fitted with a white suite comprising of low level W/C. Pedestal wash hand basin. Obscured sealed unit double glazed window to side. Tiled flooring. Fully tiled walls.



### First Floor -

#### Bedroom One

Two sealed unit double glazed windows to front. Wood laminate flooring. Built in storage cupboard. Radiator.



#### Bedroom Two

Sealed unit double glazed window to rear. Wood laminate flooring. Radiator. Door to Bathroom.



### Bedroom Three

Sealed unit double glazed window to rear. Wood laminate flooring. Built in storage cupboard. Radiator.



### Bathroom

Modern fitted white suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. 'P' shaped bath with shower attachment and screen over. Bathroom wall panelling. Spot lights. Extractor fan. illuminated wall mirror. Heated towel rail. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Part paved area. Remainder laid to lawn. Sheds to remain. Log storage to remain. Beds stocked with slate and trees. Outside tap. Access to front via side gate. Enclosed by panelled fencing.



### Alternate Rear View



### Outside - Front

Hard standing low maintenance area with the potential for off street parking. Retaining gate and picket fencing. Gated access to rear.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

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## DH 0225

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Particular Disclaimer

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.





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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