



## Ashlyns Road Frinton-On-Sea, CO13 9ED

Located within the 'Gates' of Frinton-on-Sea occupying a stunning position opposite Ashlyns Green and the Church, is this one of a kind CHARACTER, FOUR BEDROOM DETACHED HOUSE. The property boasts being on a large corner plot with a mature manicured west facing garden, modern fitted interior with original features throughout, an en-suite to the master bedroom and a detached garage with ample off street parking. Occupying a central position, this property is within a short stroll of the Greensward and Seafront, town centre, mainline railway station and the golf, cricket and tennis clubs. It is in the valuers opinion that an early viewing is strongly advised to avoid disappointment.

- **Character Property Inside The 'Gates'**
- **Four Bedrooms**
- **En-Suite To Master Bedroom**
- **Three Reception Rooms**
- **Large Manicured South & West Facing Garden**
- **Bi-Folding Door to Patio & Loggia**
- **Close To Amenities & Seafront**
- **Detached Garage & Ample Off Street Parking**
- **Must Be Viewed**
- **EPC Rating D**



**Price £795,000 Freehold**



Accommodation comprises with approximate room sizes:-

Hardwood entrance door leading to:

### Porch

Exposed original brickwork. Tiled flooring. Leaded light window to side and front. Leaded light door giving access to:

### Hallway

French oak flooring. Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Sealed unit double glazed leaded light window to front. Oak doors leading to:



## Lounge

18' x 16'4" into bay

Ornamental cast iron feature fireplace with potential for open fire. French oak flooring. Two radiators. Sealed unit double glazed leadlight window to side. Sealed unit double glazed leadlight bay window to rear aspect. Open access to dining room. Oak door leading to:



## Snug

15' x 8'8"

French oak flooring. Radiator. Sealed unit double glazed leadlight window to front. Sealed unit double glazed leadlight window to side.



## Dining Room

12'8" x 10'4"

Continuation of French oak flooring. Radiator. Bi-folding doors to rear patio leading to loggia. Radiator. Sealed unit double glazed leadlight window to side. Open access to:

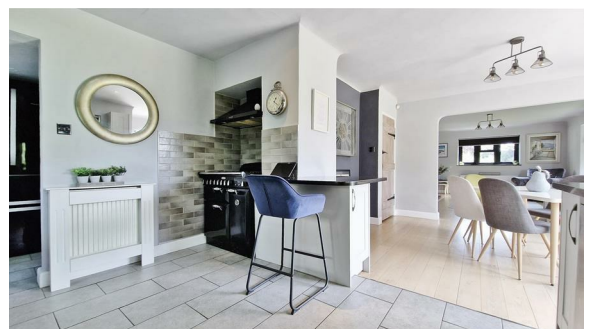




## Kitchen

13'2" into bay x 12'4"

Modern fitted fronted units. Granite work surfaces. Inset one and half bowl sink drainer unit with pull out mono tap. Space for 'Rangemaster' with fitted extractor fan above. Further selection of matching units at both eye and floor level. Plumbing for dishwasher. Part tiled walls. Tiled flooring. Sealed unit double glazed leadlight bay window to side. Sealed unit double glazed leadlight window to rear. Open access to:



## Utility Room

11'1" x 5'6"

Matching fitted modern units at both eye and floor level. Granite work surfaces. Space for American style fridge freezer. Plumbing for washing machine. Wall mounted Worcester boiler providing heating and hot water throughout. Sealed unit double glazed leaded light window to side. Hardwood door giving access to side.



### Cloakroom

White suite comprising of low level w/c. Vanity wash hand basin with storage cupboard under. Part wood panelled walls. Wood laminate flooring. Obscured sealed unit double glazed leadlight window to front.



### First Floor Landing

Built in airing cupboard. Loft access. Radiator. Sealed unit double glazed leadlight window to front. Oak doors leading to:





## Master Bedroom

14'6" x 13'1"

Oak flooring. Built in wardrobes. Sealed unit double glazed leadlight window to side. Sealed unit double glazed leadlight window to rear. Door leading to:



## En-Suite

White suite comprising of low level W/C. Vanity wash hand with storage cupboard under. Fitted shower cubicle with integrated shower controls. Edwardian style towel rail. Part wood panelled walls. Tiled flooring. Obscured sealed unit double glazed leadlight window to side.



### Bedroom Two

14'2" x 12'8" into bay

Cast iron feature fireplace. Built in wardrobes. Oak flooring. Radiator. Sealed unit double glazed leadlight window to rear. Sealed unit double glazed leadlight window to side.



### Bedroom Three

14' max x 8'

Built in wardrobes. Oak flooring. Sealed unit double glazed leadlight window to rear.



### Bedroom Four

10'3" x 6'8"

Wood laminate flooring. Radiator. Sealed unit double glazed leadlight window to side.





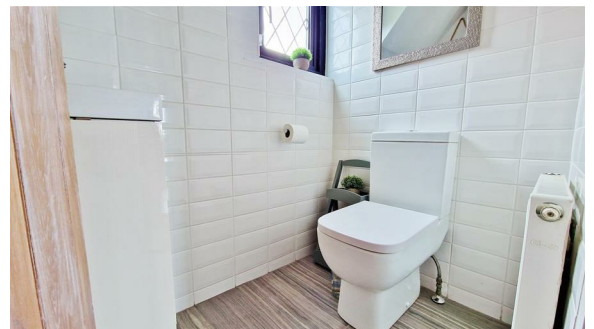
## Bathroom

White suite comprising of vanity wash hand basin with storage cupboards under. Panelled bath with shower attachment. Fitted glass shower screen. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed leadlight window to front.



## Separate W/C

White suite comprising of low level. Vanity wash hand basin storage cupboard under. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed leadlight window to front.



### Outside - Rear

Large mature south & west facing rear garden. Landscaped with array of beds well stocked with flowers, shrubs, bushes and trees. Majority laid to lawn. Raised paved patio area leading to loggia. Mature hedgerows. Summer House to remain. Gate leading to front. Gate leading to further patio/drying area with door leading to workshop (14'2" x 8'9").



### Loggia

Fitted seating. Leadlight glazed window to one side. Tiled flooring. Exterior lighting.





Alternate Rear View 1



Alternate Rear View 2





### Outside - Front

Double opening gates and single gate leading to front. Hard standing driveway providing ample off street parking leading to the garage with an up and over door (16'6" x 9'1" power and lighting connected). Established hedgerows with mature beds stocking shrubs, flowers and bushes. Outside tap. Exterior lighting. Further hard standing area providing enclosed bin store area accessed via picket gate.



### Alternate Front View



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: F

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:



### JAF/06.23

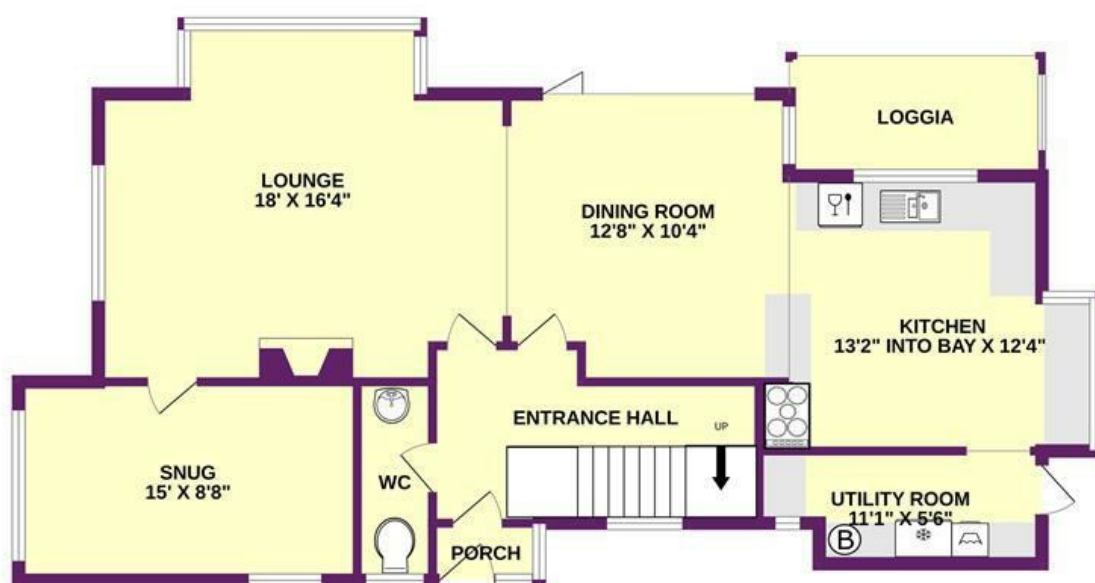
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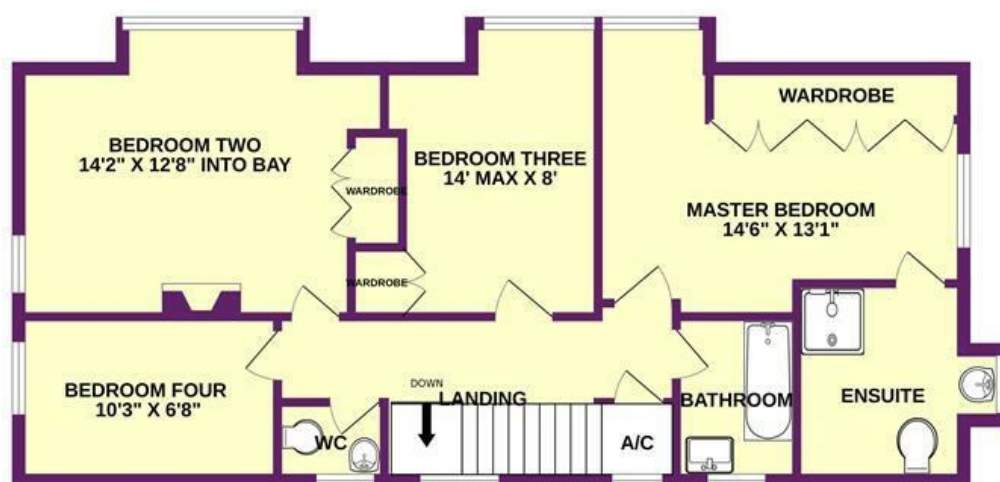
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## GROUND FLOOR



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## Selling properties... not promises

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