



## Hillcrest Kirby-le-Soken, CO13 0EB

Located in a quiet, cul-de-sac position and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this well presented, TWO BEDROOM-SEMI DETACHED BUNGALOW. The property is situated within three hundred metres of the local convenience store and bus stops. Frinton-on-sea's town centre, mainline railway station and seafront are within two miles of the property. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Landscaped Rear Garden
- Potential to Extend S.T.P.P.
- Garage & Off Road Parking
- Cul-De-Sac Position
- Sought After Location
- Distant Backwater Views From Front Aspect
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D

Price £245,000 Freehold



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double door leading to:

### Porch

Tiled flooring. Porch light. Obscured sealed unit double glazed windows to all aspects. Obscured hardwood door leading to:

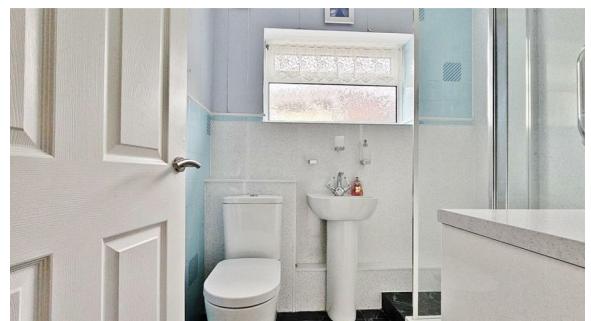
### Hallway

Built in airing cupboard housing hot water cylinder. Built in floor level cupboard. Loft access with pull down ladder housing boiler providing heating and hot water throughout. Radiator. Doors to:



### Shower Room

White suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Part tiled and weather boarded. Tiled flooring. Extractor fan. Wall mounted electric heater. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Bedroom One

13'11" x 8'7"

Built in wardrobes with sliding doors. Radiator. Sealed unit double glazed bay window to front.



### Bedroom Two

10'5" x 9'3"

Built in wardrobe. Radiator. Sealed unit double glazed bay window to front.



## Lounge

18'5" x 11'8" max

Radiator. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Open access to:



## Kitchen/Breakfast Room

11'2" x 8'8"

Fitted with a range of matching high gloss fronted units. Marble effect hard edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with double electric oven under. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Weatherboard splashback. Tiled flooring. Under cupboard lighting. Radiator. Sealed unit double glazed window to side and rear. Sealed unit double glazed door leading to:



### Outside - Rear

Part paved area. Remainder laid to lawn. Borders well stocked with an array of flowers, trees, shrubs and bushes. Outside lights and socket. Outside tap. Potential to extend S.T.P.P. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Hardstanding concrete area providing off street parking leading to garage with up and over door. Remainder laid to lawn with beds stocked with shrubs and bushes. Private access door to garage.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

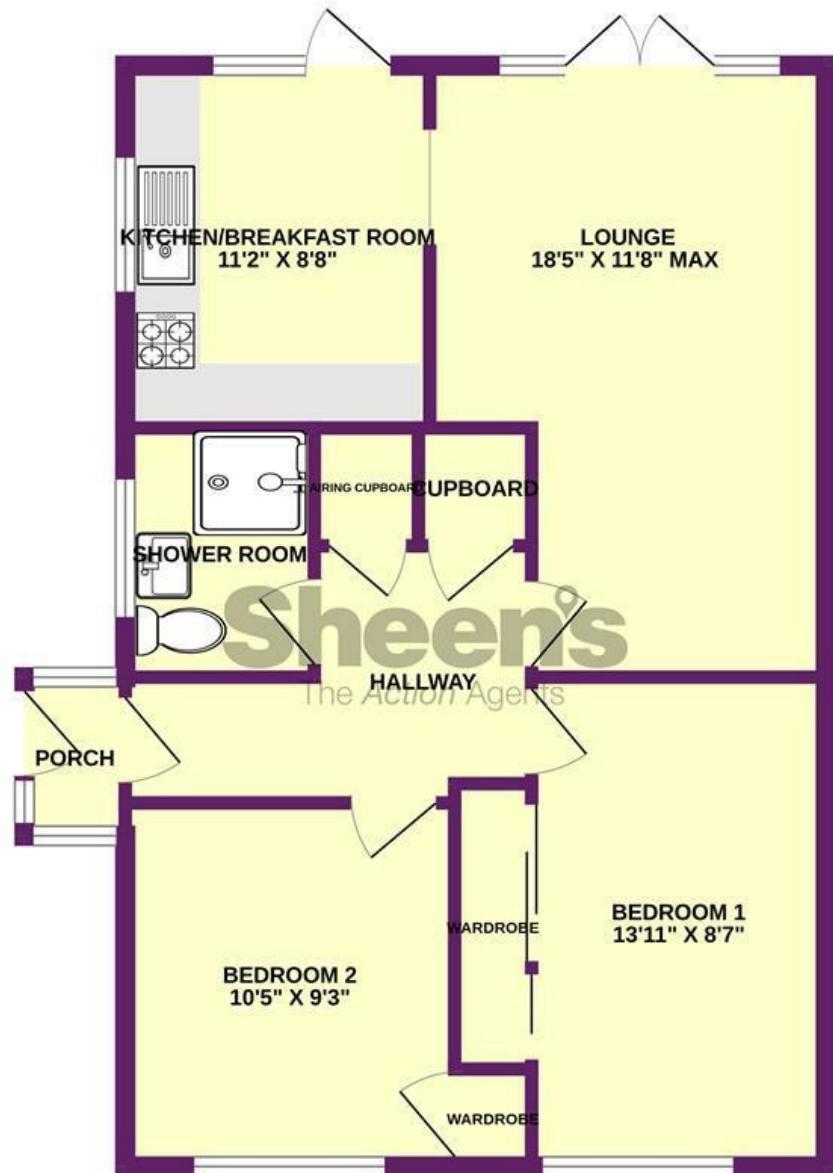
### JD/06.25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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).

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND 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**

149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
01255 852555 [frinton@sheens.co.uk](mailto:frinton@sheens.co.uk) [sheens.co.uk](http://sheens.co.uk)

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