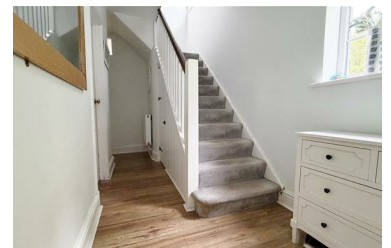




## Wittonwood Road Frinton-On-Sea, CO13 9LB

Situated inside Frinton's prestigious 'gates', Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM END OF TERRACE FAMILY HOME. The property boasts from two sitting rooms, three spacious bedrooms and a family bathroom. The property is located approximately half a mile from the mainline railway station with it's links to London Liverpool Street, shopping amenities in Connaught Avenue and seafront. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- **Three Bedrooms**
- **14' x 11'6 Lounge**
- **11'8 x 11' Dining Room**
- **11'8 x 8'6 Kitchen**
- **Ground Floor Cloakroom**
- **Gas Central Heating (n/t)**
- **Double Glazed Windows**
- **Garage & Off Street Parking to Rear**
- **EPC Rating C**
- **Council Tax Band C**



**Price £360,000 Freehold**

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

The accommodation comprises approximate room sizes:

Composite front door leading to:

### ENTRANCE HALLWAY

Radiator. Under stair storage cupboard. Stair flight to first floor.  
Double glazed window to side. Doors to:



### LOUNGE

14' x 11'6"

Radiator. Double glazed window to front.



### DINING ROOM

11'8" x 11'

Radiator. Double glazed sliding doors to rear leading to conservatory. Door to:



### CONSERVATORY

Double glazed windows to side. Double glazed double doors to rear.

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## KITCHEN

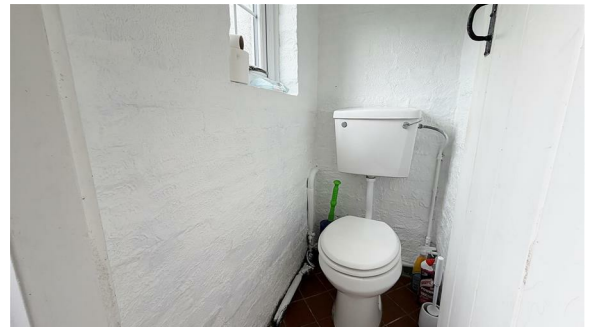
11'8 x 8'6

Fitted with a range of white fronted units at both eye and floor level. Wood effect rolled edge work surfaces with inset ceramic single drainer sink unit. Space for dishwasher. Space for fridge/freezer. Space and plumbing for washing machine. Two double glazed windows to side. Larder housing wall mounted gas boiler. Door to:



## GROUND FLOOR CLOAKROOM

Low level WC. Double glazed window to side.



## FIRST FLOOR LANDING

Double glazed window to side. Doors to:



## BEDROOM ONE

14'2 max x 11'6

Radiator. Double glazed window to front. Loft access.



## BEDROOM TWO

11'8 x 8'4

Fitted wardrobe space. Radiator. Double glazed window to rear.



## BEDROOM THREE

9'11 x 8'3

Radiator. Double glazed window to rear.



## BATHROOM

Three piece white suite. Low level WC. Hand wash basin in vanity unit with cupboards under. Panel enclosed bath. Chrome effect wall mounted heated towel rail. Fully tiled walls. Storage cupboard. Double glazed window to side.



## OUTSIDE - FRONT

Lawned area. Paved pathway. Access to garage via side path with parking space. Enclosed by picket fencing.

## OUTSIDE - REAR

Paved patio area. Lawned areas. Borders stocked with flowers and shrubs. Shingled areas. Storage shed. Enclosed by panel fencing. Gate to rear giving access to garage with EV charger. Open access to:



**GP 05/26**

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).

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.

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band; C

Payable 2025/2026 £2059.18 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

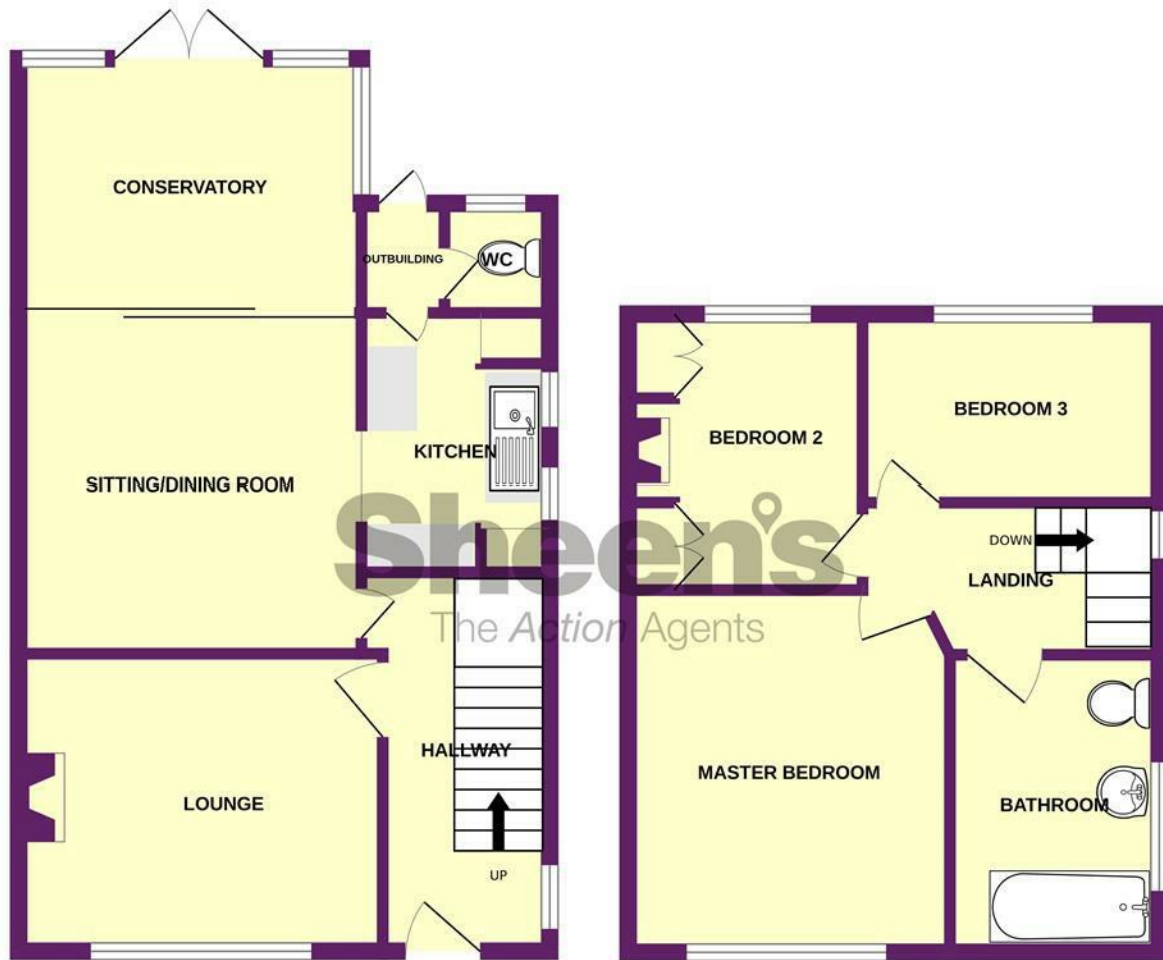
Non-Standard Property Features To Note:



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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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