



## Fifth Avenue Frinton-on-Sea, CO13 9LQ

\*\*\*BRAND NEW BUILD\*\*\* Situated inside Frinton's 'Gates' in the sought after 'Avenues' and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are delighted to offer for sale this BRAND NEW, TWO DOUBLE BEDROOM DETACHED HOUSE. The property benefits from an En-Suite to the Master Bedroom and distant Farmland views. The property is conveniently located within half a mile of Frinton's Town Centre with shopping amenities and mainline railway station with links to London Liverpool Street. Frinton's beautiful Greensward and Seafront are within one mile of the property. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- New Build
- Distant Farmland Views
- En-Suite to Master Bedroom
- Ground Floor Cloakroom & Bathroom
- Fitted Kitchen
- Off Road Parking
- Inside Frinton Gates
- No Onward Chain
- EPC Rating B



**Price £375,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Kitchen/Diner

15'6" x 12'8"

Fitted with a range of matching white high gloss fronted units. Hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four-ring electric hob with extractor hood above. Built in double eye-level electric oven. Further selection of matching white gloss fronted units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. LVT flooring. Under cupboard lighting. Integral shelving units. Spotlights. Radiator. Sealed unit double glazed windows to front and side. Door to:



### Hallway

Stair flight to first floor. Under stairs storage cupboard. LVT flooring. Spotlights. Sealed unit double glazed window to side. Sealed unit double glazed door to side. Door to:



### Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage space under. Part tiled walls. Tiled flooring. Enclosed combination boiler providing heating and hot water throughout. Extractor fan. Spotlights. Radiator. Obscured sealed unit double glazed window to side.



### Lounge

16'3" x 10'2"

Radiator. Sealed unit double glazed window to side. Sealed unit double glazed French style doors leading to side garden.



### First Floor Landing

Loft access with pull down ladder. Spotlights. Radiator. Sealed unit double glazed window to side. Doors to:



### Master Bedroom

15'6" x 12'11"

Radiator. Four sealed unit double glazed windows facing front aspect offering distant farmland views. Door to:



### En-Suite

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Bedroom Two

15'6" x 10'4"

Radiator. Sealed unit double glazed windows to side and rear.



## Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with separate shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Outside - Side

Part paved area. Remainder laid to lawn. Raised pathway leading to alternative entrance door. Beds stocked with shrubs. Outside light. Access to front via side gate.



### Outside - Rear

Part paved area. Remainder laid to lawn. Outside light. Outside socket. Access to front via side gate. Access to off road parking via rear gate. Enclosed by panelled fencing.



### Outside - Front

Block paved area. Remainder laid to lawn. Beds stocked with shrubs. Enclosed by picket fencing and gate.



### Scan For Video Tour



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: TBC

Any Additional Property Charges: TBC

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: None

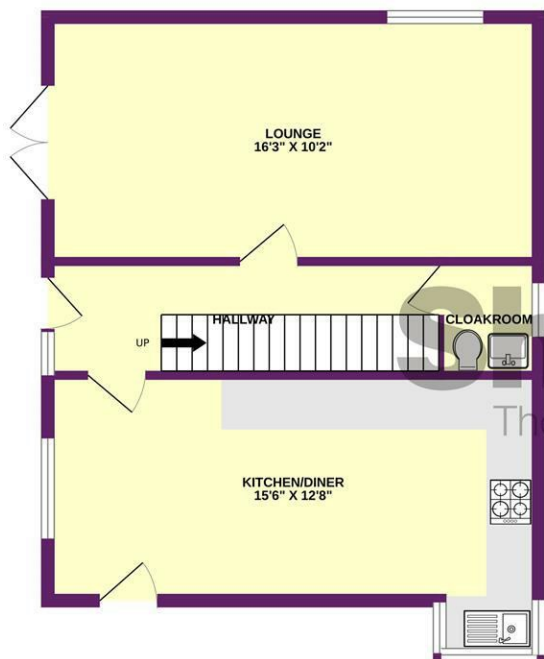
### JD/07.23

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

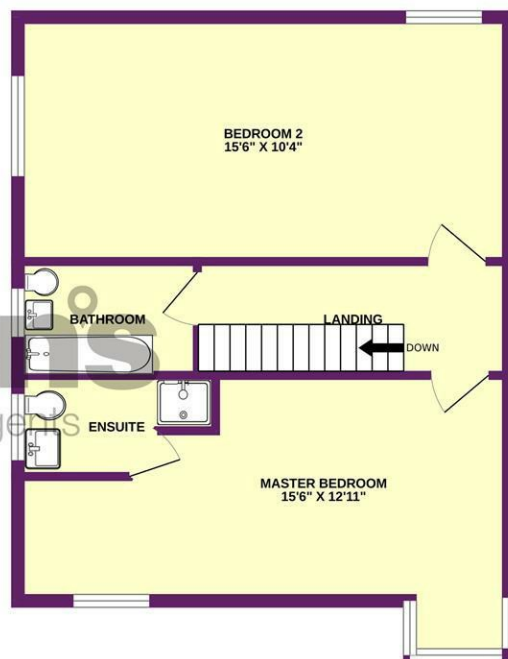
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

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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**Sheen's**  
The Action Agents