



## Elm Tree Avenue Frinton-On-Sea, CO13 0AS

Situated on the outskirts of Frinton's prestigious 'Gates', and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this spacious THREE/FOUR BEDROOM DETACHED CHALET. The property boasts a ground floor bedroom and ground floor shower room, 20'3" lounge/diner, immaculately presented 60' secluded rear garden, off street parking and integral garage to the front. The property is perfectly positioned for easy access to shopping amenities at the 'Triangle' Shopping Centre and within a short stroll of Frinton's town centre, mainline railway station and seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three/Four Bedrooms
- Ground Floor Bedroom & Ground Floor Shower Room
- 20'3" Lounge/Diner
- 11'10" Kitchen/Breakfast Room
- First Floor Bathroom & Bedroom Three/Study
- 60' Secluded Rear Garden
- No Onward Chain
- Sought After, Non-Estate Position
- Ample Off Street Parking & Integral Garage
- EPC Rating D/ Council Tax Band - D



**Price £445,000 Freehold**



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## Elm Tree Avenue, Frinton-On-Sea, CO13 0AS

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Accommodation comprises with approximate room sizes:-

Hardwood entrance door with obscured full length glazed panels leading to:-

### Hallway

Stair flight to first floor. Radiator. Door to:-



### Lounge

15'2" x 12'3"

Mantle with marble surround and inset fire under. Radiator. Sealed unit double glazed Georgian style window to side. Sealed unit double glazed patio doors giving access to rear. Open access to:



## Dining Area

11'7" x 8'

Radiator. Sealed unit double glazed Georgian style window to side.



## Kitchen/Breakfast Room

11'10" x 10'9"

Fitted with a range of matching medium oak coloured fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for cooker with extractor hood above. Glass display cupboards. Plumbing for washing machine. Space for fridge/freezer. Built in storage cupboard housing boiler. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed Georgian style window to rear. Obscured sealed unit double glazed Georgian style door giving access to side.



## Bedroom

11'7" x 11'1"

Radiator. Sealed unit double glazed Georgian style window to front.



## Shower Room

Low level w/c. Pedestal wash hand basin. Shower cubicle with integrated controls. Built in storage cupboard. Part tiled walls. Radiator. Obscured sealed unit double glazed Georgian style window to side.



## First Floor Landing

Built in airing cupboard. Loft access. Doors to all rooms. Door to:-





### Bedroom

16' x 12'9"

Built in eaves storage. Radiator. Sealed unit double glazed Georgian style window to front.



### Bedroom

13' x 11'9"

Built in wardrobes. Radiator. Sealed unit double glazed Georgian style window to rear.

### Bedroom 3/Study

9'1 x 6'8"

Built in eaves storage cupboard. Velux skylight.



### Bathroom

Suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Radiator. Velux skylight.



### Outside - Rear

60'

Large patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Wooden storage shed to remain. Outside light. Outside tap. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Driveway leading to integral garage with electric roller door. Entrance door under a storm porch.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

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/9.25

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 - £150 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



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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**Sheen's**  
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