



Warley Way Frinton-on-Sea, CO13 9PA

Nestled in the tranquil surroundings inside the Frinton 'Gates' is this spacious, EXTENDED THREE BEDROOM DETACHED BUNGALOW. Spanning an impressive 1,636 square feet, the property is situated on a quiet private road, ensuring peace and privacy for its residents. The bungalow features two inviting reception rooms, including a delightful lounge/sun room and a 19'1" dining room. The three well-proportioned bedrooms, includes a master bedroom complete with an en-suite shower room and partial sea views and with the second bedroom benefitting from the same views. Additionally, the front of the bungalow offers partial sea views, adding a touch of coastal charm to your daily life. For those with vehicles, there is ample parking available for up to four cars. Located within 100 yards from the seafront and within one mile of the town centre and mainline railway station an early viewing is strongly recommended to fully appreciate the accommodation which is on offer.

- Three Bedrooms, One With En-Suite
- Sought After Location Inside The 'Gates'
- Partial Sea Views To Front
- Quiet Private Road Within 100 Yards To Seafront
- Extended With Two Reception Rooms
- West Facing Rear Garden
- Garage/Utility Room
- Ample Off Street Parking
- Spacious Accommodation & Must Be Viewed
- EPC Rating D/ Council Tax Band - E



Price £550,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:-

Entrance Lobby

Polycarbonate roof. Tiled flooring. Obscured sealed unit double glazed windows to side. Obscured sealed unit double glazed door giving access to:-



Hallway

Walk in storage cupboard. Built in airing cupboard. Loft access with pull down ladder (power & lighting connected). Wood laminate flooring. Two radiators. Door to:-



Lounge

15'5" 12'10"

Radiator. Open access to:-



Sun Room

13'6" x 10'5"

Two radiators. Sealed unit double glazed French doors with full length side panels to rear. French doors leading to:-



Dining Room

19'1" x 12'6" max

Radiator. Sealed unit double glazed window to rear. Door to:-



Kitchen

12'10" x 10'1"

Fitted with a range of modern matching fronted units. Wood effect rolled edge worksurfaces. Inset bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for Rangemaster with extractor hood above. Plumbing for dishwasher. Space for fridge. Fully tiled walls. Built in larder cupboard. Sealed unit double glazed window to side. Door to:-



Lean To

19'8" x 4'1"

Polycarbonate roof. Tiled flooring. Sealed unit double glazed windows to side aspects. Sealed unit double glazed door giving access to rear. Door leading to:-



Garage/Utility

18' x 9'

Plumbing for washing machine. Space for tumble dryer. Wood effect rolled edge worksurface. Pedestal wash hand basin. Skylight. Obscured sealed unit double glazed window to side. Up and over door to front.



Bedroom One

17'8" x 13'

Two radiators. Sealed unit double glazed window to front with partial sea views. Sealed unit double glazed window to side with partial sea views. Door to:-



En-Suite

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with integrated controls and separate attachment. Heated towel rail with independent heating element. Fully tiled walls. Obscured sealed unit double glazed window to side.



Bedroom Two

13' x 13'

Radiator. Sealed unit double glazed window to front with partial sea views.



Bedroom Three

9'5" x 8'

Radiator. Sealed unit double glazed window to side.



Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled jacuzzi bath with wall mounted shower. Fitted bi-folding shower screen. Fully tiled walls. Heated towel rail with independent electric heating element. Two obscured sealed unit double glazed windows to side.



Outside - Rear

West facing. Part patio area. Majority laid to lawn. Beds well stocked with flowers, shrubs and bushes. Summer House and wooden storage shed to remain. Outside tap. Outside lighting. Enclosed by panelled fencing. Internal brick storage cupboard housing boiler and water softener. Gate giving access to front.



Outside - Front

Hardstanding driveway providing ample off street parking for several vehicles leading to garage with an up and over door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

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/10.25

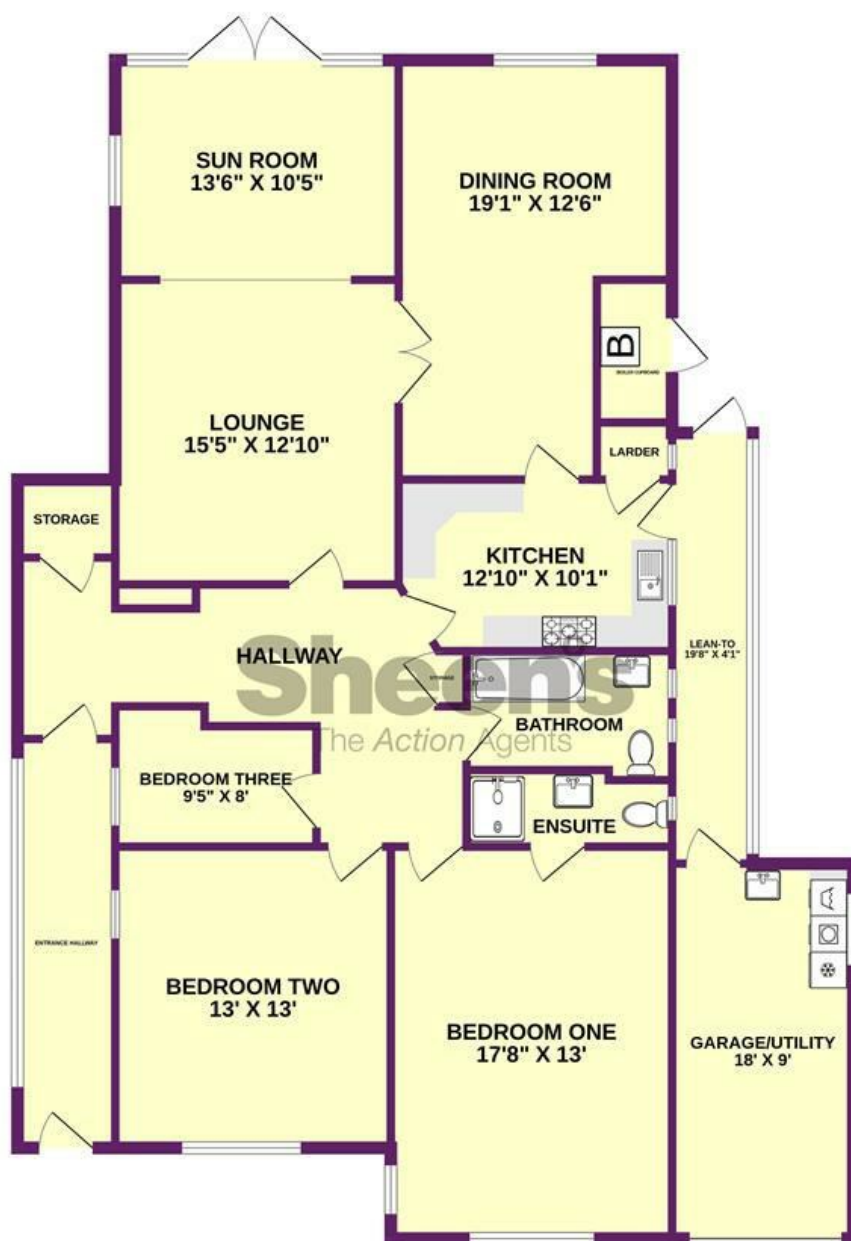
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before 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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📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents