



## Ferndown Road Frinton-on-Sea, CO13 9LS

Situated within the prestigious 'Gates' of Frinton-on-Sea in a quiet tree lined road is this TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is in need of some modernisation and had approved PLANNING PERMISSION for a side and rear extension to further increase the current accommodation. The property currently offers a 24' lounge/diner, 13'7" kitchen with a vaulted 'Velux' window, two double bedrooms and a secluded 45' rear garden. The location of the property is perfect for a short stroll to some beautiful countryside walks, shopping amenities in Connaught Avenue and the stunning 'Greensward' and Seafront. The mainline railway station is also conveniently located with a third of a mile from the property and an early viewing is recommended to appreciate the potential the property has to offer.

- Two Double Bedrooms
- Tree Lined Road Inside The 'Gates'
- Approved Planning Permission For Side & Rear Extensions 21/00952/FUL
- 24' x 12'6" Lounge/Diner
- 45' Secluded Rear Garden
- Off Street Parking & Garage
- Close To Amenities & Seafront
- Must Be Viewed
- EPC Rating E
- Council Tax Band - D



**Price £420,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured hardwood entrance door leading to:

### Entrance Porch

Obscured door leading to:

### Hallway

Built in storage cupboard and drawers. Radiator. Doors to:



### Lounge/Diner

24' x 12'6"

Ornamental brick built feature fireplace with ornamental shelving. Two radiators. Double glazed window to side. Two leaded light double glazed windows to front. Leaded light double glazed bay window to front.



### Kitchen

13'7" x 11'

Fitted with a range of matching fronted units. Square edge tiled work surfaces. Inset stainless steel bowl sink drainer unit. Further selection of matching units at both eye and floor level. Glass display cupboards. Corner display shelving. Space for cooker. Plumbing for washing machine and dishwasher. Free standing boiler. Part tiled walls. Serving hatch to lounge/diner. Vaulted 'Velux' window. Double glazed window to side. Door leading to:



### Lean To

11'5" x 3'6"

Polycarbonate roof. Space for tumble dryer. Windows to side. Door to front. Door to rear.

### Master Bedroom

13'6" x 12'

Radiator. Vaulted 'Velux' window. Radiator. Two double glazed windows to conservatory. Door leading to conservatory.



### Bedroom Two

11'6" x 10'5"

Radiator. Double glazed window to rear.





### Bathroom

White suite comprising of low level. Vanity wash hand basin with storage cupboards under. Panelled bath with integrated shower and fitted glass shower screen. Two obscured double glazed windows to side.



### Conservatory

13'9" x 6'6"

Glass corrugated roof. Windows to side and rear aspect. Door to side. Door to rear.



### Outside - Rear

45'

Part patio area with part undercover by a veranda. Majority laid to lawn. Sunken pond. Mature shrubs. Timber constructed potting shed. Outside tap. Private access door to garage.

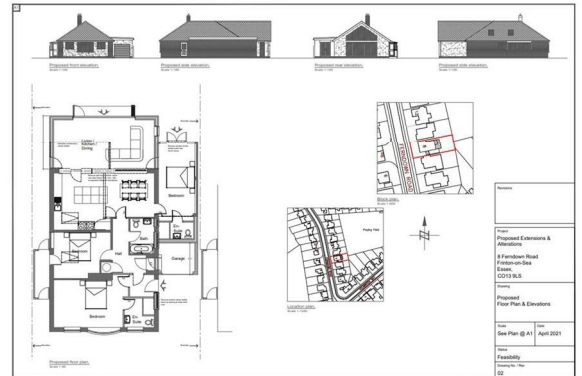


## Outside - Front

Part laid to lawn. Beds stocking shrubs. Hard standing paved driveway providing ample off street parking leading to car port and garage with an up and over door.

## Panning Permission

21/00952/FUL



## 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:

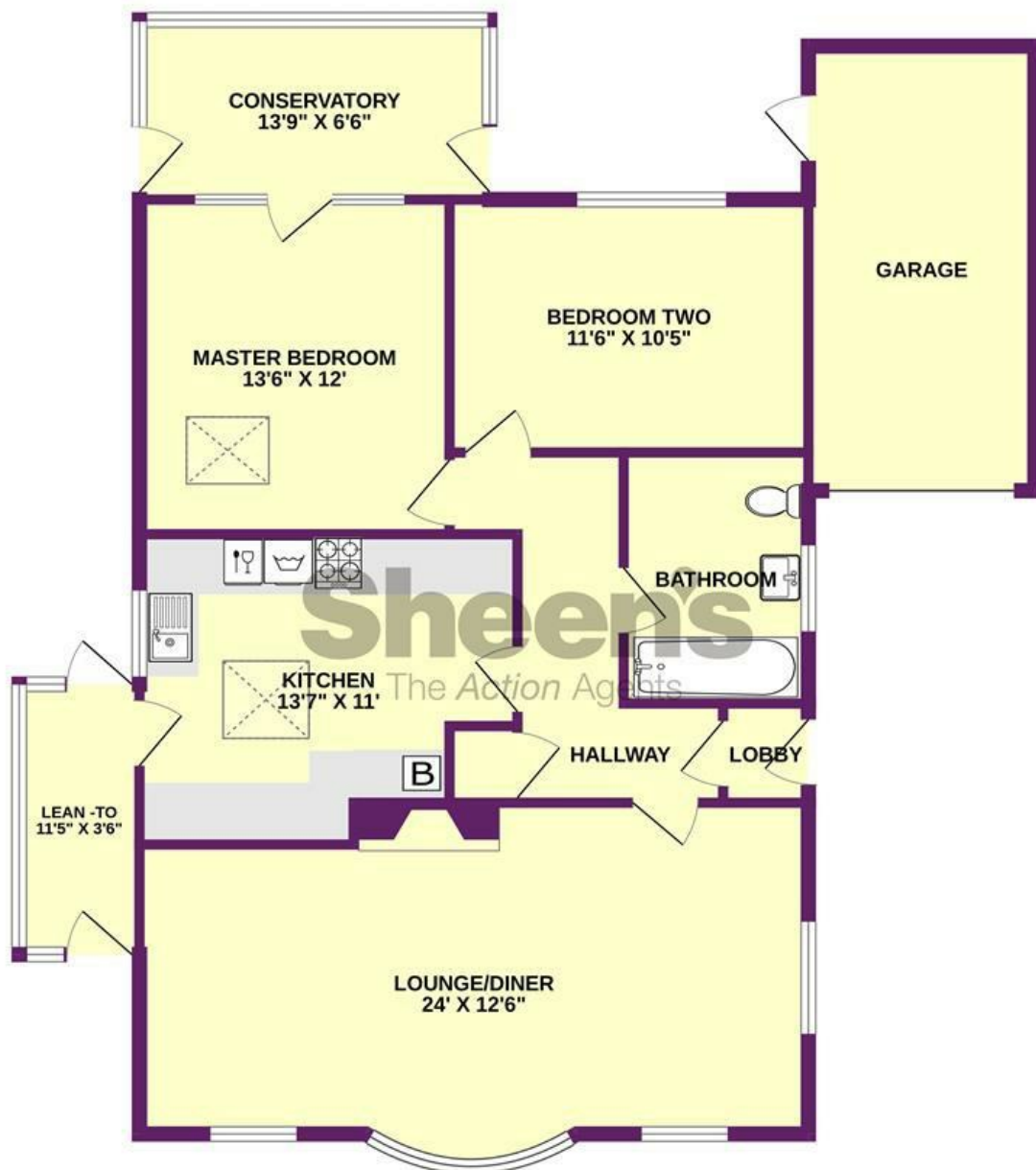
## JAF/01.25

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## 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

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