



## Upper Second Avenue Frinton-on-Sea, CO13 9LP

Situated inside 'FRINTON GATES', Sheen's Estate Agents are delighted in bringing to market this spacious and EXTENDED, FOUR BEDROOMED DETACHED CHALET BUNGALOW in a tree lined road in the upper 'Avenues' of Frinton-on-Sea. The property offers modern living with four bedrooms and the master bedroom accommodating an ensuite, fully fitted kitchen/diner and a 18' lounge opening onto a secluded west facing rear garden. To the front there is ample off street parking leading to a garage. Perfectly located within close proximity of the Golf course, Cricket ground, Tennis club, shopping amenities in Connaught Avenue, Seafront and mainline railway station with links to London Liverpool Street and an early viewing is strongly recommended.

- **Four Bedrooms**
- **Detached Chalet Bungalow**
- **Stunning Throughout**
- **18' Living Room**
- **Well Established South West Facing Garden**
- **Newly Installed Combination Boiler With 10 Year Guarantee**
- **Ensuite to the Master Bedroom**
- **Inside Frinton Gates**
- **Council Tax Band - D**
- **EPC Rating - TBC**



**Offers In Excess Of £675,000 Freehold**

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door to:-

## Hallway

Solid Oakwood flooring. Built in storage cupboard. Radiator. Stair-flight to first floor. Doors to:-



## Bedroom One

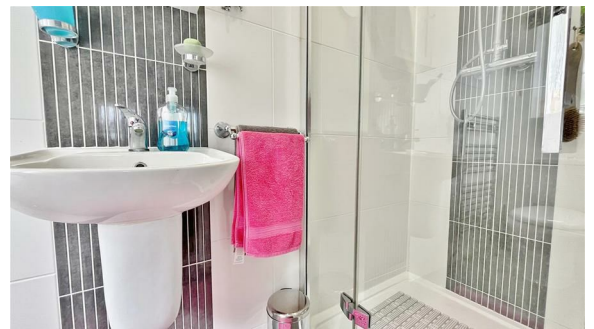
13'6" x 11'11"

Fitted wardrobes. Radiator. Sealed unit double glazed window to front. Door to:-



### Ensuite

White suite comprises of low level w/c. Vanity hand wash basin. Fitted walk-in shower cubicle with wall mounted shower attachment. Heated towel rail. Spotlights. Extractor fan. Fully tiled walls and flooring. Obscured sealed unit double glazed window to side.



### Bedroom Four

10'6" x 10'3"

Solid Oakwood flooring. Fitted wardrobes. Radiator. Sealed unit double glazed window to front.



### Lounge

18'5" x 11'12"

Two radiators. Feature electric fireplace. Sealed unit double glazed patio doors to garden.



## Kitchen

12'3 x 12'5

Fitted in a range of matching fronted units. Square edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Inset five ring gas hob with extractor hood above. Built in eye level electric oven. Built in fridge/freezer. Further range of matching fronted units both eye and floor level. Plumbing for washing machine and dishwasher. Tiled splash back. Tiled flooring. Skylight. Spotlights. Opening to:-



## Dining Room

11'8" x 11'6"

Radiator. Tiled flooring. Sky light. Sealed unit double glazed bifold doors to garden. Sealed unit double glazed window to side. Door to:-



## Office

11'7" x 9'5"

Solid Oakwood flooring. Radiator. Spotlights. Sealed unit double glazed window to rear. Door to:-



## Garage

12'5" x 9'1"

Wall mounted boiler (installed 2025). Housing water softener.



## Bathroom

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted 'P' shaped panelled bath. Fully tiled walls and flooring. Extractor fan. Obscured sealed unit double glazed window to side.



## Landing

Built in storage cupboards. Spotlights. Skylight. Doors to:-



### Bedroom Three

10'9" x 14'6"

Radiator. Wood effect laminate flooring. Spotlights. Two velux windows each side.



### Bedroom Two

12'7" x 9'5"

Fitted wardrobes. Radiator. Wood effect laminate flooring. Spotlights. Sealed unit double glazed window to rear.



### Shower Room

Modern suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted walk-in shower cubicle with wall mounted shower attachment. Part tiled walls. Tiled flooring. Heated towel rail. Spotlights. Extractor fan. Obscured sealed unit double glazed window to side.



### Outside - Rear

South west facing. Secluded landscaped rear garden. Part laid patio providing seating area. Remainder laid to lawn. Beds well stocked with flowers, shrubs and bushes. Shed to remain. Greenhouse to remain. Access to front via wooden gate. Enclosed by panelled fencing.



Alternative - Outside Rear



### Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage. Beds laid to shrubs, flowers and bushes. Outside light. Enclosed by low brick wall.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2025/2026 £2216.84 Per Annum

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

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### DH/03.26

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).

### Disclaimer - wide angle lens etc.

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.

The property is subject to restrictive covenants contained within a Deed of Covenant dated 4 September 1886 and a Conveyance dated 23 December 1957, including restrictions relating to residential use, building control and boundary obligations. Purchasers are advised to seek confirmation of the full details from their legal representative.





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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
 ☎ 01255 852555    ✉ frinton@sheens.co.uk    🌐 sheens.co.uk

