



Greenway Frinton-on-Sea, CO13 9AJ

Situated within the sought-after Frinton Gates, Sheen's Estate Agents are delighted to offer for sale this distinctive THREE BEDROOM DETACHED 1930's home. Set well back from the road behind a gated frontage and attractive south-facing garden, the property enjoys a particularly private setting whilst remaining within easy walking distance of Connaught Avenue, Frinton Railway Station and the seafront. The current owner has carried out a comprehensive programme of improvements, carefully combining the character of the original home with modern-day comforts, including a newly fitted kitchen, renovated bathrooms and replacement energy-efficient windows. Further benefits include bright and generously proportioned accommodation, a conservatory overlooking the gardens, attractive wraparound gardens providing established outside space to the front, side and rear, garage and ample off street parking. An internal inspection is highly recommended to fully appreciate the position, character and accommodation on offer.

- Sought After Location Inside Frinton Gates
- Three Bedroom Detached 1930's Home
- Set back from the Road with Gated Frontage
- South Facing Front Garden & Wraparound Side Gardens
- Newly Fitted Kitchen & Renovated Bathrooms
- Bright & Generously Proportioned Rooms
- Garage with Potential for Conversion
- Walking Distance to Station, Shops & Seafront
- EPC Rating D
- Council Tax Band - D



Price £600,000 Freehold

Accommodation comprises with approximate room sizes:-

Original hardwood entrance door giving access to:-

Hallway

13'7 x 6'3 red to 4'7

Stair flight to first floor with built-in storage cupboard beneath. Georgian style double glazed windows to side. Radiator. Burglar alarm system. Doors leading to lounge, dining room and kitchen.



Lounge

12'3" x 12'3"

Bright front aspect room with feature fireplace, surround and hearth. Radiator. Georgian style double glazed window overlooking the front garden.



Dining Room

13'3 x 11'1

Herringbone parquet wood flooring. Radiator. French style doors opening into the conservatory.



Conservatory

9'10 x 9'10

Part brick construction with pitched glazed roof and double glazed windows overlooking the side and rear gardens. Tiled flooring with underfloor heating. Fitted blinds. French style doors giving access to the rear garden.



Kitchen

9'6" x 7'2"

Recently refitted kitchen comprising a range of gloss fronted units at eye and floor level with marble effect work surfaces and matching splashbacks. Inset sink and drainer with mixer tap. Integrated Bosch oven, microwave and electric hob with extractor above. Integrated dishwasher. Space for fridge/freezer. Marble effect tiled flooring. Wall mounted gas boiler (not tested). Georgian style double glazed window overlooking the side garden. Door to utility room.



Utility Room

7'9 x 6'6"

Fitted units at eye and floor level with wood effect work surfaces and inset stainless steel sink with mixer tap. Plumbing for washing machine and space for tumble dryer. Radiator. Double glazed door giving access to the side garden. Door to shower room.



Shower Room

7'1 x 3'

Renovated shower room comprising low level WC, wash hand basin and fitted shower cubicle. Heated towel rail. Part tiled walls and tiled flooring. Extractor fan. Roof window.



First Floor Landing

7'6 x 7'3

Doors to all bedrooms, bathroom and separate WC.

Bedroom 1

13' x 11'3"

Generously proportioned double bedroom with built-in storage cupboard and built-in double wardrobe. Radiator. Georgian style double glazed window overlooking the rear garden.



Bedroom 2

12'4 x 11'3"

Generously proportioned double bedroom with built-in storage cupboard. Radiator. Two Georgian style double glazed windows overlooking the front garden.



Bedroom 3

7'9 x 7'3

Single bedroom with radiator and Georgian style double glazed window overlooking the front garden.



Bathroom

7'3 x 6'7

Renovated bathroom comprising panelled bath with shower over and shower screen, wash hand basin with vanity storage beneath, part tiled walls and marble effect tiled flooring. Obscured Georgian style double glazed window to rear.



Separate W/C

4' x 2'8

Low level WC and wash hand basin. Radiator. Marble effect tiled flooring. Obscured Georgian style double glazed window to side.



Outside - Rear

The gardens continue around the side and rear of the property with established trees, shrubs and planted borders. The rear garden is mainly laid to lawn with paved patio/seating areas and enjoys a secluded feel. The side garden provides direct access between the front and rear of the property and can also be accessed from the kitchen/utility area. Outside tap and power point. Access to garage.



Garage

15'11 x 8'1

Double swinging doors giving access from the driveway with further door opening onto the rear garden. Power and light connected. The garage offers potential for conversion/alternative use, subject to the necessary planning permission, building regulations and other consents being obtained.

Outside - Front

The property is set well back from the road and enjoys an attractive south-facing front garden, mainly laid to lawn with a variety of established trees, shrubs and well stocked borders. A pathway leads to the recessed entrance porch whilst a paved driveway provides off-road parking and access to the garage. Traditional style metal driveway gates provide separation from the road, with further gated access leading around the side of the property to the rear garden.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D; Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

LE1026

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.

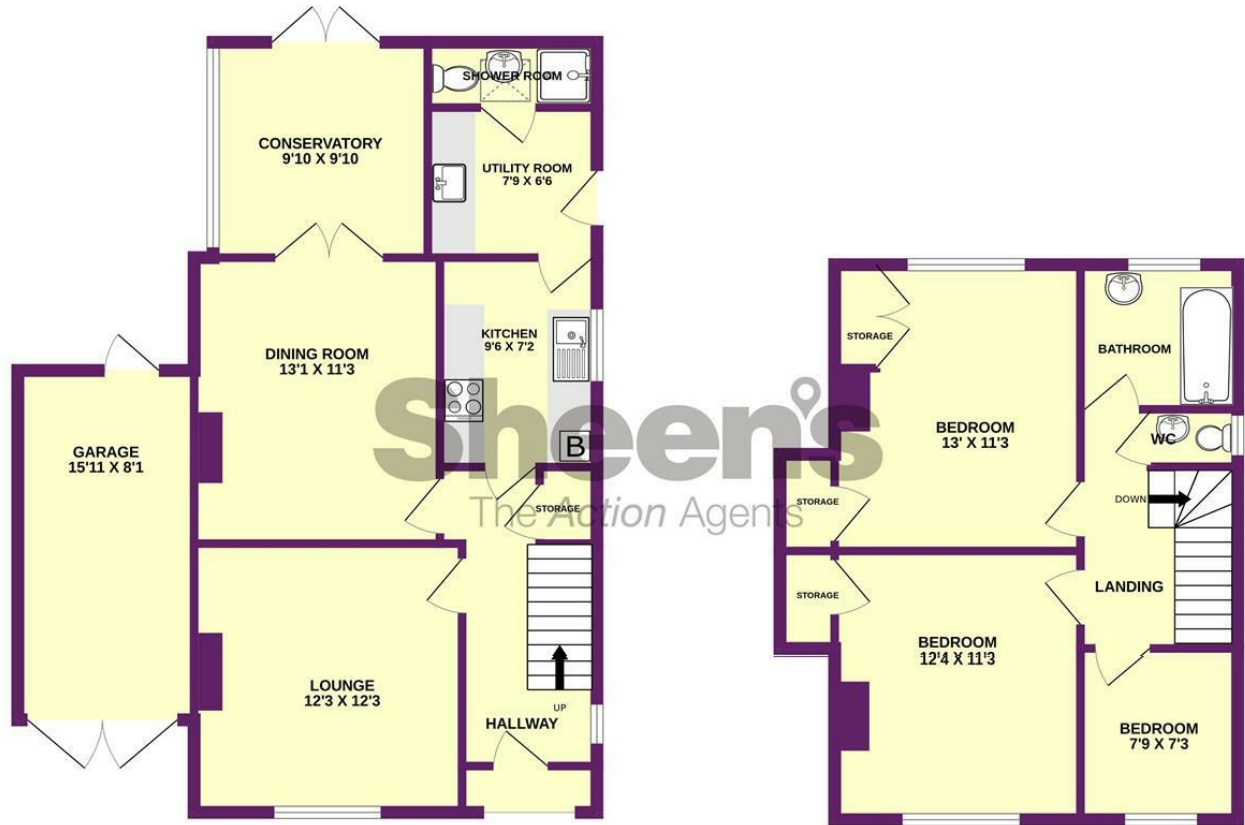
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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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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