



The Close Frinton-On-Sea, CO13 9LU

****INSIDE THE GATES**** Located in a quiet CUL-DE-SAC position inside the 'Gates' of Frinton-on-Sea Sheen's have the pleasure in bringing to market this spacious, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and is perfectly positioned within a quarter of a mile of the shopping amenities in the town centre, the seafront and mainline railway station. The property boasts two double bedrooms with fitted wardrobes, a lounge, dining and sun room leading onto a beautifully landscaped rear garden. An early viewing is strongly recommended to appreciate the accommodation which is on offer.

- Two Double Bedrooms
- 11'8" Sun Room
- Separate Dining Room
- Beautifully Landscaped Gardens
- Garage & Off Street Parking
- Modernisation Required
- Inside Frinton Gates
- Cul-De-Sac Position
- No Onward Chain
- Council Tax Band - D / EPC Rating - D



Price £395,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed door leading to:

Porch

Tiled flooring. Wall light. Sealed unit double glazed windows to side and front aspect. UPVC door leading to:



Hallway

Built in airing cupboard housing hot water cylinder. Loft access. Laminate flooring. Radiator. Door to:



Bedroom One

12'5" x 12'

Fitted wardrobes. Wall light. Hard wood flooring. Radiator. Sealed unit double glazed windows to side and front aspect.



Bedroom Two

13' x 8'10"

Fitted wardrobes, drawers and high level wooden over bed cabinets. Hard wood flooring. Radiator. Sealed unit double glazed window to front.



Dining Room

12' x 8'10"

Hard wood flooring. Radiator. Sealed unit double glazed window to side. Open access to:



Kitchen

12' x 7'9"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level. Enclosed boiler providing heating and hot water throughout. Space for fridge/freezer. Plumbing for washing machine. Integrated microwave. Part tiled walls. Tiled flooring. Spotlights. Sealed unit double glazed window to rear. Sealed unit double glazed door to side leading to rear garden.



Bathroom

Suite comprises of low level WC. Vanity wash hand basin with cupboard under and rolled edge work surface. Corner bath with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed windows to rear.



Lounge

13' x 10'10"

Wooden fire surround with tiled hearth and inset electric fire. Hard wood flooring. Wall lights. Open access to:



Sun Room

11'8" x 7'7"

Tiled flooring. Wall lights. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to:



Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with flowers, trees, shrubs and bushes. Summer house to remain. Paved pathway leading to central bed. Outside light. Outside tap. Access to front via side gate. Shed to remain. Private access door to workshop leading to garage with power and light connected. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing ample off street parking leading to garage with up and over door. Beds stocked with shrubs. Enclosed by a range of panelled fencing.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D - £2216.84

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

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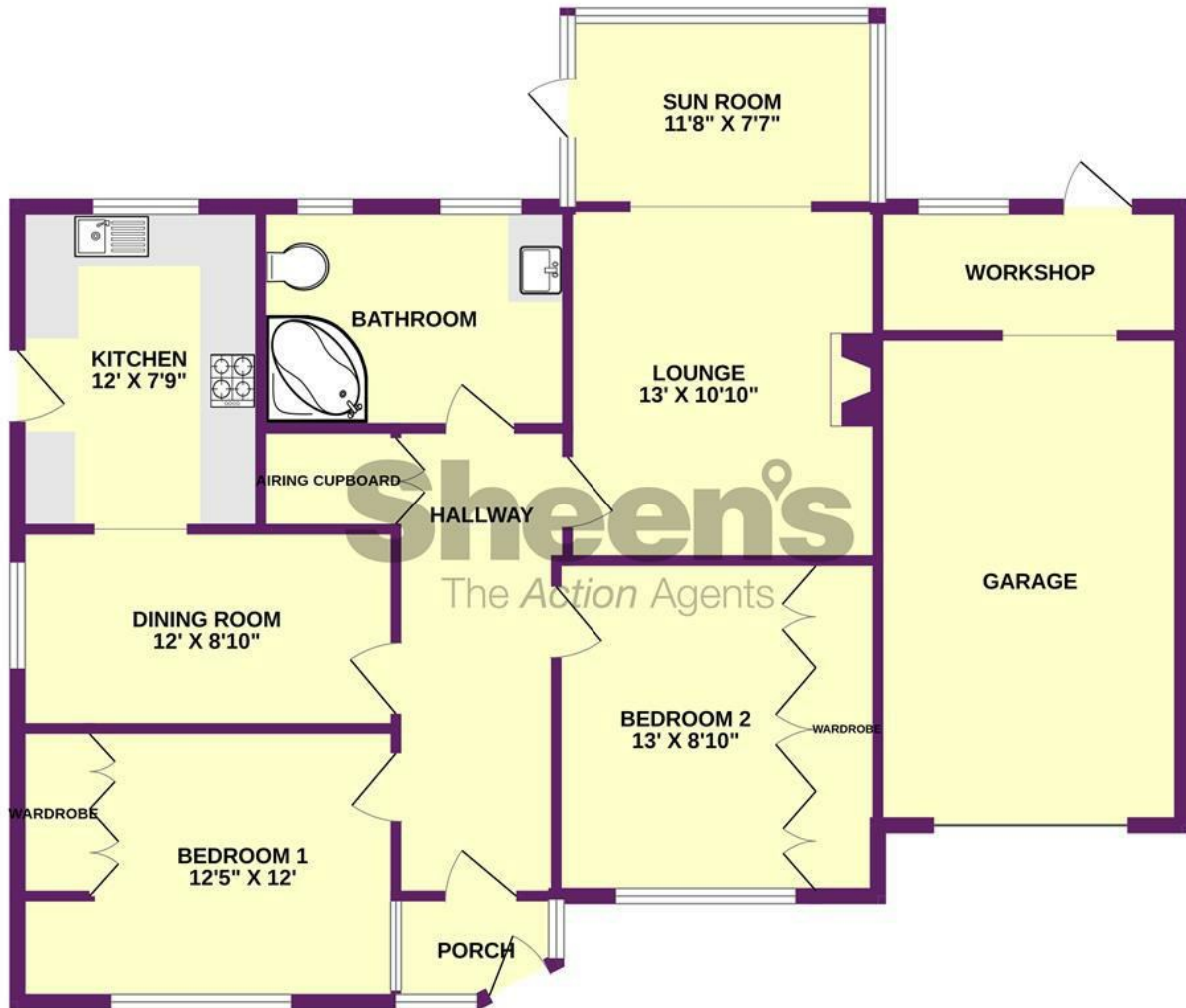
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before 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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Selling properties... not promises

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