



Frinton Road Frinton-on-Sea, CO13 0HJ

Located in a NON-ESTATE position in the sought after area of Kirby Cross, Sheen's Estate Agents have the pleasure in bringing to market this deceptively spacious, FOUR BEDROOM DETACHED HOUSE. This property boasts character features and benefits from two reception rooms, three bathrooms, and off road parking for several vehicles/motorhome if required. Conveniently located within a quarter of a mile of Kirby Cross's mainline railway station with links to London Liverpool Street and within one mile of Frinton's town centre with shopping amenities in Connaught Avenue and seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Bedrooms
- Two En-suites
- 25' Lounge
- 15'3 Kitchen
- 13'12 Dining Room
- Non Estate Position
- Storage Garage & 30' Workshop
- Ample Off Street Parking
- Council Tax Band D
- EPC Rating D



Offers In Excess Of £450,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Hardwood door leading to:

Entrance Porch

Stained glass window to side. Further door to;

Entrance Hallway

Stair flight to first floor. Radiator. Doors to;



Lounge

25' x 11'

Brick built fireplace. Two Radiators. Double glazed windows to front and rear.



Kitchen

17'6 red to 15'3 x 9'5

Comprises granite work surfaces with inset double bowl stainless steel sink unit. Space for range oven. Selection of matching cupboards and drawers at both eye and floor level. Matching glass display cabinets. Built in fridge. Part tiled walls and tiled flooring. Radiator. Double glazed window to side and rear. Double glazed door to garden. Double doors leading to;



Dining Room

13'12 x 11'1

Double glazed window to side. Radiator. Double glazed sliding doors to garden.



Bedroom Four

10' x 8'10 max

Double glazed window to front. Radiator. Door to;



En-suite

Comprises Low level WC. Wall mounted hand wash basin. Independent shower cubicle with wall mounted shower.

Utility Room

6'3 x 6'1

Wall mounted gas boiler (not tested). Plumbing and space for washing machine and fridge freezer.



First Floor Landing

Loft access. Stained glass window to side. Doors to;

Bedroom One

14'6 x 10'11

Double glazed window to front. Radiator.



En-Suite

White suite comprises of low level WC. Vanity hand wash basin with cupboard under. Independent shower cubicle with wall mounted shower. Radiator. Window to front.



Bedroom Two

12'1 into wardrobe x 10'1

Window to front. Radiator. Storage cupboard. Fitted mirror fronted wardrobes.



Bedroom Three

11' max x 10'2

Double glazed window to rear. Radiator.



Bathroom

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed tiled bath shower attachment hose. Fully tiled walls. Tiled flooring. Wall lights. Radiator. Double glazed window to rear.



Outside Rear

Part paved area. Remainder laid to lawn. Pathway leading to 30' workshop which could be used/converted into home office or annexe subject to permissions. Power connected. Beds stocked with an array of trees, shrubs and bushes. Door leading to brick built shed. Private access door to storage garage measuring 14'2 x 9'1. Pitched roof with power/light connected. Access to front via side gate. Outside light. Enclosed by panelled fencing.



Outside Front

Hard standing concrete area providing off street parking for several vehicles including motor home or caravan leading to storage garage. Outside lights. Enclosed by iron security gate and high conifers with panelled fencing behind.



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): Main (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. This is common on most properties in England and Wales. These should always be looked at by your legal representative who can advise you further

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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.

Particular Disclaimer -

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
1402 sq.ft. (130.3 sq.m.) approx.

1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 sq.m.) approx.

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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