



## Walton Road Frinton-on-Sea, CO13 0AD

**\*\* NO ONWARD CHAIN \*\*** Located in a NON-ESTATE position within a short walk to the SEAFRONT on the outskirts of Frinton-on-Sea, Sheen's Estate have the pleasure in offering for sale this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property offers a secluded rear, 15'10" conservatory, ample off street parking leading to a garage. Situated within 250 metres of the Seafront and within one mile of Frinton's town centre and mainline railway station and early viewing is strongly recommended to avoid missing out.

- Two Double Bedrooms
- Outskirts Of Frinton-on-Sea
- Non-Estate Position Within Easy Reach Of Seafront
- Renovation Required
- 17' Lounge/Diner
- 15'10" Conservatory
- Off Street Parking & Garage
- Potential To Extend Into Loft Area
- EPC Rating D
- Council Tax Band - C



**Price £259,995 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

### Hallway

Loft access with pull down ladder. Built in storage cupboard.  
Radiator. Door to:-



### Lounge

17' x 10'10"

Fireplace with tiled surround. Radiator. Sealed unit double glazed window to front.



### Bedroom 1

14'8" x 10'9"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



### Bedroom 2

10'7" x 10'

Fitted wardrobes. Radiator. Sealed unit double glazed window to front.



### Kitchen

12'4" x 8'

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset one and a half bowl sink drainer unit. Inset four ring electric hob. Built in eye level double oven. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Radiator. Double glazed window to rear. Door and window to:-



### Conservatory

15'10" x 8'

Part brick base. Polycarbonate roof. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed French doors giving access to rear.



### Shower Room

Suite comprises vanity wash hand basin. Fitted shower cubicle with integrated shower. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to side.



### Separate W/C

Low level w/c. Part tiled walls. Obscured sealed unit double glazed window to side.





### Outside - Rear

Part laid to lawn. Beds stocking shrubs and bushes. Mature fruit trees. Door to garage. Gate giving access to front.



### Outside - Front

Paved driveway leading to garage with an up and over door. Part laid to lawn.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

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:

Cavity Wall Insulation Already At Property

Potential to Extend Into Loft Areas

### JAF/09.25

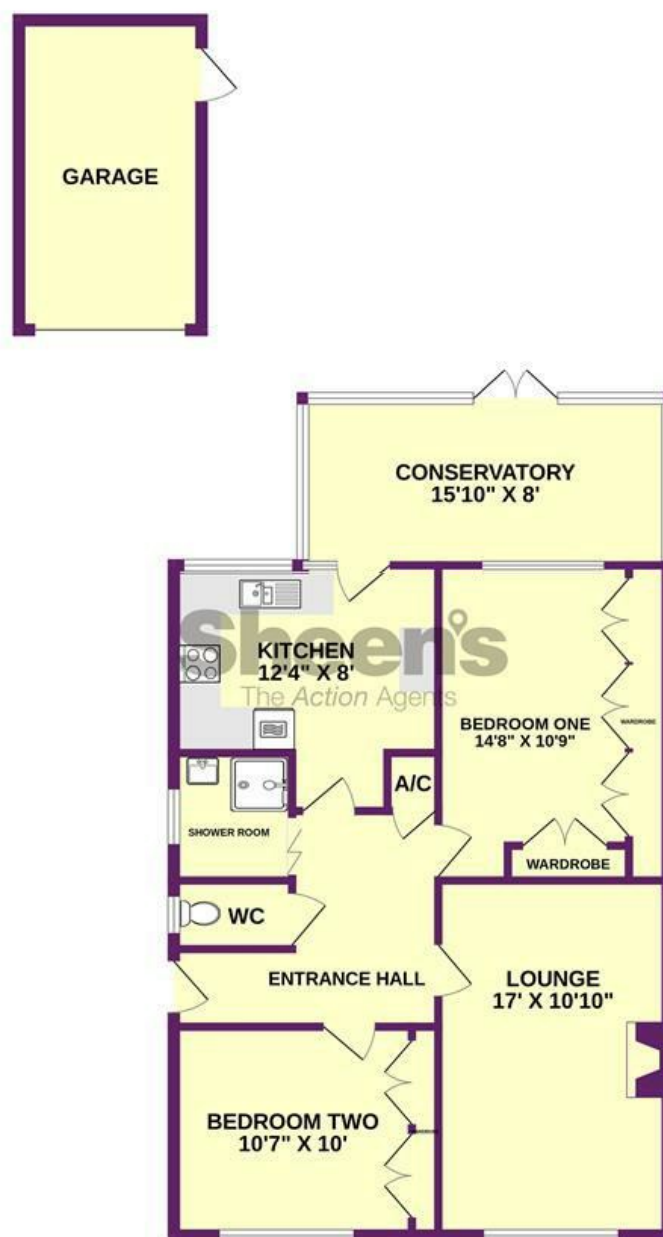
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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