



Upper Second Avenue Frinton-on-Sea, CO13 9LL

Situated inside the 'Gates' of Frinton-on-Sea in the sought after upper 'Avenues', Sheen's Estate Agents have the pleasure in bringing to market this versatile THREE/FOUR BEDROOM DETACHED CHALET. 'Willows' is unique in its design by offering accommodation suitable for ground floor living with bedrooms and a shower room on the ground floor. In addition this property boasts a 20' x 19'2" lounge/sitting room, 10' breakfast room, two first floor bedrooms and a mature, secluded 55' rear garden. The property is 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. An early viewing is strongly advised to appreciate the accommodation which is on offer.

- **Three/Four Bedrooms**
- **15'1" x 10' Dining Room/Bedroom**
- **Lounge & Breakfast Room**
- **Sought After Upper 'Avenues' Location**
- **Ground Floor Shower Room & First Floor Bathroom**
- **55' Secluded West Facing Rear Garden**
- **No Onward Chain**
- **Detached Garage & Off Street Parking**
- **Must Be Viewed**
- **EPC Rating D/ Council Tax Band - E**



Price £535,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with full length obscured glazed side panel leading to:-

Entrance Hall

Built in double length storage with sliding doors and matching over head storage. Solid oak flooring. Obscured glazed door leading to:-

Lounge/Sitting Room

20' max x 19'2" max

Brick built fireplace with open fire under. Fitted shelving. Stair flight to first floor. Three radiators. Solid oak flooring. Double doors leading to breakfast room. Sealed unit double glazed window to front. Sealed unit double glazed French doors with two sealed unit double glazed windows giving access to rear. Door leading to inner hall.



Breakfast Room

10' x 8'10"

Solid oak flooring. Radiator. Sealed unit double glazed window to rear. Door leading to kitchen.



Inner Hall

Built in storage cupboard housing consumer unit with further over head storage. Door to:-

Dining Room/Bedroom

15'1" x 10'

Built in double storage cupboard. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed window to side.



Bedroom

11'7" x 8'9"

Built in double wardrobe with over head storage. Radiator. Sealed unit double glazed window to front



Shower Room

White suite comprises low level w/c. Pedestal wash hand basin. Fitted corner shower cubicle with wall mounted integrated shower. Fully tiled walls. Heated towel rail. Wall mounted electric heater. Obscured sealed unit double glazed window to side.



Kitchen

10'6" x 10'

Fitted with a range of beech effect fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for cooker. Plumbing for washing machine. Corner display shelving. Space for fridge/freezer. Part tiled wall. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed door giving access to side.



First Floor Landing

Loft access. Doors to all rooms. Door to:-

Bedroom 1

15'5" x 12'5"

Fitted wardrobes with over head storage. Two walk-in eaves storage cupboards. Radiator. Sealed unit double glazed window to front.



Bedroom 2

12'6" x 12'6"

Two walk-in eaves storage cupboards. Airing cupboard housing wall mounted Baxi combination boiler providing heat and hot water throughout. Sealed unit double glazed window to rear.



Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Radiator. Obscured sealed unit double glazed window to side.



Outside - Rear

55' approx

West facing mature secluded garden with a raised patio area. Steps leading to lawn. Borders and further beds well stocked with flowers, shrubs and bushes. Greenhouse. Enclosed by panelled fencing. Large open access to side.



Alternate Rear Views



Outside - Side

Lights. Tap. Private access door to garage. Double gates leading to front.



Outside - Front

Hardstanding paved area providing off street parking leading to garage with an electric roller door. Majority laid to lawn. Borders well stocked with array of flowers, shrubs and bushes. Outside light.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

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:

Agents Note: The owner has made us aware that the right rear hand corner of the property was underpinned in 1985 caused by a tree in the adjacent property. No movement has been noted since.

JAF/06.25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

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.



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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Selling properties... not promises

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