149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
01255 852555 frinton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents

Frinton Road
Frinton-On-Sea, CO13 0LE

Situated within half a mile of Kirby Cross strain station, Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM TWO RECEPTION ROOM DETACHED BUNGALOW with the addition of a TWO BEDROOM DETACHED ANNEXE. The bungalow offers an expansive welcoming entrance hall, study, 17' conservatory, garage and multiple off street parking spaces.

- Two Double Bedrooms
- 13'5" Lounge
- 10'9" x 9'9" Kitchen
- 17'4" Conservatory
- Detached Two Bedroom Annexe With Substantial Rear Garden
- Garage & Off Street Parking
- Council Tax Bands D & A
- EPC Ratings D & E

Price £380,000 Freehold

The accommodation comprises approximate room sizes:

Double glazed entrance door to:-

Entrance Porch

Two double glazed windows to front. Further door leading to:-

Hallway

Two storage cupboards. Radiator. Loft access. Door to:-

Lounge

13'5" into bay x 12'1"

Double glazed bay window to front. Fireplace with inset log burner (not tested)

Kitchen

10'9" x 9'9"

Fitted with a range of units at both eye and floor level. Square edge oak worksurfaces with inset one and a half bowl ceramic sink unit. Space for range oven, undercounter fridge or freezer. Plumbing for washing machine. Tiled splashbacks. Door leading to:-

Conservatory

17'4" max x 12'

Radiator. Double glazed windows to rear. Double glazed patio doors leading to garden.

Bedroom One

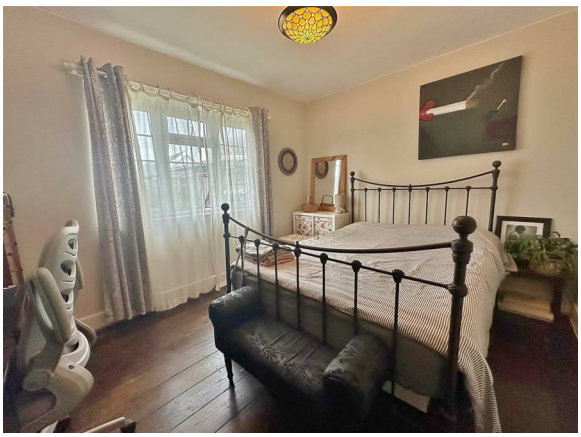
12'1" x 12' + wardrobes

Double glazed window to front. Radiator. Fitted wardrobes to one wall.

Bedroom Two

12' x 9'8"

Double glazed window to rear. Radiator.



Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Independent shower cubicle with wall mounted shower (not tested) Heated towel rail (not tested). Double glazed window to rear.

Study

10'6" x 5'8"

Double glazed window to side. Storage cupboard.

Outside - Rear

Enclosed by panelled fencing and connected with a paved patio area, remainder laid to lawn. Raised flower beds. Wooden gate giving access to:-

Detached Annexe

Double glazed entrance door to:-

Kitchen

14'3" x 8'6"

Fitted with a range of matching white units at both eye and floor level. Laminated worksurfaces with inset one and a half bowl stainless steel sink and drainer unit. Inset four ring electric hob. Built in waist height oven. Space for under counter fridge or freezer. Double glazed window to front. Open access to:-

Utility Room

8'6" x 4'9"

Laminated worksurfaces. Plumbing for washing machine. Space for under counter fridge or freezer. Airing cupboard. Double glazed window to front.

Lounge

15' x 13'

Double glazed window to rear. Wood burner (not tested) Double sliding doors to:-

Bedroom One

13' x 10'1"

Fitted wardrobes. Double glazed window to side. Door to:-

Shower Room

Independent shower cubicle with wall mounted shower (not tested) Low level w/c. Pedestal wash hand basin. Double glazed window to side.

Conservatory

16'5" x 10'8" max reducing to 8'7"

Double glazed windows to rear. Double glazed patio doors leading to garden. Door to:-

Bedroom Two

11'2" x 8'4"

Double glazed windows to front and side.

Outside - Rear

Substantial rear garden being mainly laid to lawn. Enclosed by panelled fencing. Array of flower and shrub borders. Shingled area. 17'8" x 9'2" timber workshop.

Outside Front Of Annexe

Shingled driveway providing off street parking leading to garage. Double gates leading to front of bungalow.

AGENTS NOTE

The bungalow and Annexe are on the same title but have different postal addresses, separate council tax bands and EPC ratings.

Material Information - Freehold Property

Tenure: Freehold
Bungalow ; Council Tax: Tendring District Council; Council Tax Band D £2316.58
Annexe: Council Tax: Tendring District Council; Council Tax Band A - £1544.39

Any Additional Property Charges: The property has two Council Tax Bands

Services Connected: (Gas): Yes (Bungalow) No (Annexe) (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: The property has an asbestos tiled roof.

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.

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

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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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