



## Hadleigh Road Frinton-on-Sea, CO13 9HW

Situated in the sought after coastal town of Frinton-on-Sea within the 'Gates', Sheen's Estate Agents have the pleasure in offering for sale this charming, FOUR BEDROOM, THREE RECEPTION ROOM DETACHED CHALET. This spacious accommodation boasts a 31'7" welcoming entrance hall, 18' lounge, kitchen and separate dining room and a mature south facing rear garden. The garden areas wrap around the property to the side and the front offering unique gardening opportunities throughout the day. In addition to the front is ample space for off street parking for several vehicles which leads to a garage. Perfectly located within quarter of a mile of the 'Greensward' and seafront and the shopping amenities in Frintons town centre this property is not to be missed and an early viewing is strongly recommended.

- Four Bedrooms
- Large Welcoming Entrance Hall & Three Reception Rooms
- Ground Floor Shower Room & First Floor Bathroom
- 18' x 16'7" Lounge
- Kitchen & Dining Room
- South Facing Rear Garden
- Sought After Location Inside The 'Gates'
- Ample Off Street Parking & Garage
- Must Be Viewed
- EPC Rating E / Council Tax Band - E



**Price £587,995 Freehold**



The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door with matching glazed side panels leading to:-

### Entrance Porch

Obscured glazed door with matching obscured glazed side panels leading to:-



### Hallway

31'7" x 9'5" max

Stair flight to first floor. Radiator. Built in under stairs storage cupboard. Doors to all rooms. Door to:-



### Cloakroom

White suite comprises low level w/c. Pedestal wash hand basin. Radiator. Part tiled walls. Obscured 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. Part tiled walls. Extractor fan. Built in airing cupboard. Two heated towel rails. Obscured sealed unit double glazed window to front.



### Garage/Utility

17'9" x 10'

Power and lighting connected. Pitched roof. Rolled edge worksurface with inset stainless steel bowl sink and drainer unit with plumbing for washing machine under and fitted shelving above. Low level W/C with obscured sealed unit double glazed window to side. Electric up and over door. Sealed unit double glazed window giving access to side. Obscured door leading to:-

### Snug/Study

12'7" x 9'9"

Stair flight to first floor. Radiator. Sealed unit double glazed patio doors giving access to rear. Built in under stairs storage cupboard.



### Bedroom

15' x 14'

Vanity wash hand basin with storage cupboard under. Built in double length wardrobe. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed window to side.



### Bedroom

14' x 11'5"

Built in double wardrobe. Pedestal wash hand basin with tiled splashback. Radiator. Sealed unit double glazed window to rear.



### Kitchen

13'5" x 9'5"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset bowl sink drainer unit with mixer tap. Inset four ring gas hob with extractor fan above. Further selection of matching units at both eye and floor level. Glass display cupboards. Built in eye level double oven. Part tiled walls. Tiled flooring. Space for fridge. Space for dishwasher. Tiled flooring. Radiator. Open archway leading to dining room. Sealed unit double glazed door giving access to:-



### Lobby

Sealed unit double glazed windows to front. Side and rear aspects. Sealed unit double glazed door giving access to front.



## Dining Room

14'6" x 9'6"

Radiator. Sealed unit double glazed windows to front and side. Open archway leading to:-



## Lounge

18' x 16'7"

Fireplace with inset gas fire. Two radiators. Two sealed unit double glazed windows to side. Sealed unit double glazed patio doors giving access to rear.



## First Floor Landing

28'01" x 11'5" max

Built in eaves storage cupboards. Further built in storage cupboard. Fitted shelving. Three Velux windows. Doors to all rooms. Door to:-



## Bathroom

White suite comprises low level w/c. Wash hand basin. Panelled bath. Part tiled walls. Extractor fan. Velux skylight.



### Bedroom

16' x 10'8"

Built in eaves storage cupboards. Radiator. Sealed unit double glazed window to rear. Door to:-



### Bedroom

11'7" x 10'3"

Two fitted storage cupboards. Radiator. Sealed unit double glazed window to side.





### Outside - Rear

Raised patio under veranda. Further patio entertaining area. Majority laid to lawn. Mature borders well stocked with flowers, shrubs and bushes. Enclosed by panelled fencing. Open access leading to side.





### Outside - Side

Further array of beds stocking flowers, shrubs and bushes. Mature tree. Glass constructed greenhouse. Open access to front.



### Outside - Front

Part laid to lawn with mature beds stocking flowers, shrubs and bushes. Gate giving access to further front. Hardstanding area providing ample off street parking. Further mature beds. Wooden storage shed.





## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band E ; Payable 2025/2026 £2709.47 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### JAF/12.25

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](http://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.



This floor plan illustrates a spacious 4-bedroom property. The layout includes a large lounge (18' x 16'7") and a dining room (14'6" x 9'6") that opens up to a kitchen (13'5" x 9'5"). The kitchen is equipped with a sink, stove, and refrigerator. A central hallway provides access to four bedrooms: one measuring 15' x 14', another 14' x 11'5", and two others (12'7" x 9'9" and 17'9" x 10'). The property also features a garage, a shower room, a cloakroom, and an entrance porch. A/c and storage areas are also indicated.

**Rooms and Dimensions:**

- SNUG/OFFICE: 12'7" X 9'9"
- BEDROOM: 15' X 14'
- BEDROOM: 14' X 11'5"
- LOUNGE: 18' X 16'7"
- GARAGE: 17'9" X 10'
- DINING ROOM: 14'6" X 9'6"
- KITCHEN: 13'5" X 9'5"
- BEDROOM: 12'7" X 9'9"
- BEDROOM: 17'9" X 10'
- SHOWER ROOM
- CLOAKROOM
- ENTRANCE PORCH
- HALLWAY
- WARDROBE
- A/C
- STORAGE
- LEAN-TO

The second floor plan features a central landing area with two staircases, both labeled 'DOWN'. One staircase is located on the left side, and the other is in the center. The landing is connected to a bathroom on the right, which contains a toilet, a sink, and a bathtub. Adjacent to the bathroom is a large bedroom measuring 16' x 10'8". To the right of this bedroom is another bedroom measuring 11'7" x 10'3". There are several storage areas: one near the top left staircase, one near the center staircase, one near the bathroom, and two near the rightmost bedroom. The entire floor is outlined in a thick purple line.

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