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

Sheen's
The *Action* Agents



Wittonwood Road
Frinton-on-Sea, CO13 9LD

Situated inside Frinton's prestigious 'Gates' and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this FOUR BEDROOM END TERRACE HOUSE. The property boasts from distant farmland & sea views and a wonderful rear garden. In addition, it is located approximately 400m from the mainline railway station with it's links to London Liverpool Street and within a third of a mile of shopping amenities in Connaught Avenue and seafront. It is in the valuer's opinion that an early inspection is highly recommended.

- Four Bedroom
- 21'8 Lounge
- 13'8 Dining Room
- 21'9 Bedroom with En-Suite
- Distant Sea & Farmland Views
- Off Street Parking
- Approx 80' Rear Garden
- No Onward Chain
- Council Tax Band C
- EPC Rating B







Price £385,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

Entrance Hallway

Radiator. Stairs to first floor. Door to:

Lounge





21'8 x 13'10 max

Double glazed windows to front and rear, Radiator. Under stairs storage cupboard. Marble effect fireplace with inset fire (not tested). Open access to Dining Room. Doors to:

Ground Floor Cloakroom



Comprises low level WC. Pedestal wash basin. Radiator. Tiled flooring.

Kitchen

13' x 7'8

Fitted with a range of modern wall mounted and base level units with drawers. Square edge work surfaces incorporating an inset single bowl sink with mixer tap and integrated worktop drainer. Built-in eye level double oven, inset four ring gas hob with extractor hood over. Integrated fridge freezer, washing machine and dishwasher (all appliances not tested). Wood effect flooring. Inset ceiling spotlights. Electric underfloor heating. Double glazed windows to rear and side. Double glazed door to side.





Dining Room

13'8 x 12'3

Double glazed 180 degree fully opening patio doors providing access to rear garden. Radiator. Wood effect flooring. Door to:





Bedroom Four

12'2 x 7'9

Double glazed window to front. Radiator. Cupboard housing wall mounted gas boiler (not tested).



First Floor Landing

Loft access. Doors to:

Bedroom One

21'9 x 12'3 max

Double glazed window to rear offering far reaching sea and field views. Double glazed window to front. Two radiator. Loft access. Door to







En-Suite

White suite comprising of low level WC. Pedestal wash basin. Independent shower cubicle with wall mounted shower. Heated towel rail. Tiled walls. Double glazed window to rear.



Bedroom Two

13'10 max x 10'7 max

Double glazed window to front. Radiator. Storage cupboard housing hot water cylinder (not tested). Fitted wardrobe.





Bedroom Three

7'5 x 6'9

Double glazed window to rear. Radiator.



Bathroom

Modern suite comprises of low level WC. Pedestal wash basin. Panel 'P' shaped bath with wall mounted shower. Radiator. Tiled walls. Double glazed window to rear.



Outside Rear

80' approx

Approx 80' South facing rear garden. Paved patio area with retractable awning, steps leading to slate shingled area with further steps leading to lawned area. Two storage sheds. Green house. Well stocked with mature trees and hedging including ornamental cherry and edible fig, apricot and damson. Enclosed by panel fencing and hedging. Side access to front via gate. Next door have a right of way to their garden via this gate.







Outside Rear (2)





Outside Front

Block paved front garden providing off street parking for multiple cars. Outside power supply.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; C Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges:

The property has solar panels which the vendor has told us are owned outright.

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

Non-Standard Property Features To Note: Next door has a right of way to access their garden via this properties garden.

LE26

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.

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. We believe these are part of a Victorian Land Scheme dating back to 1886, that restricts the property to be used as a private dwelling, maintaining boundaries & banning noisy activities including owning livestock. These should always be looked at by your legal representative who can advise you further

GROUND FLOOR

1ST FLOOR



Sheen's
The Action Agents

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.
Made with Metropix ©2026