



## Pole Barn Lane Frinton-on-Sea, CO13 9NJ

Situated inside the gates of Frinton-on-Sea, Sheen's Estate Agents are delighted to offer for sale this well-proportioned THREE BEDROOM SEMI-DETACHED HOUSE. The property offers generous living accommodation arranged over two floors. It benefits from a stunning fitted kitchen, ground floor cloakroom, modern family bathroom, well-sized bedrooms and a beautiful 60' rear garden, making it an ideal choice for families or those looking for a comfortable coastal home. Pole Barn Lane is conveniently positioned for access to the local amenities, transport links and the nearby seafront, while Frinton-on-Sea town centre and railway station are also within easy reach. An internal viewing is highly recommended to appreciate the size, layout and potential this property has to offer.

- Three Bedrooms
- Semi-Detached Family Home
- Character Property 'Inside the Gates'
- 19' Modern Kitchen/Dining Room
- Ground Floor Cloakroom
- Un-Overlooked 60' Rear Garden
- Ample Off Street Parking
- Central Location Close to Seafront, Town Centre & Station
- Council Tax Band - C
- EPC Rating - C



**Price £425,000 Freehold**

The accommodation comprises approximate room sizes:

### Entrance Hall

Radiator. Wood effect tiled flooring. Under-stair storage. Stair-flight to first floor. Solid oak doors to:-



### Lounge

14'1" x 11'6"

Radiator. Log burner. Solid oak flooring. Sealed unit double glazed windows to front and rear aspect.



## Kitchen/Dining Room

9'11" x 19'2"

Fitted in a range of matching fronted units. Solid cherry wood square edge work surfaces. Inset composite one and a half sink bowl and drainer unit. Breakfast bar. Built in eye level electric oven. Further range of matching fronted units both eye and floor level. Storage cupboard housing space for washing machine and tumble dryer. Cupboard housing combination boiler. Space for fridge freezer. Plumbing for dishwasher. Tiled splash-back. Tiled flooring. Radiator. Sealed unit double glazed window to front and side. Sealed unit double glazed patio doors to garden.



## Cloakroom

White suite comprises of low level w/c. Vanity hand wash basin. Radiator. Wood effect laminate flooring. Obscured sealed unit double glazed window to rear.



## Landing

Loft access via hatch (fully boarded). Doors to:-

## Master Bedroom

14' x 11'6"

Radiator. Sealed unit double glazed windows to dual aspect.  
Door to:-



## Ensuite

Suite comprises of a pedestal hand wash basin. Fitted shower cubicle with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Extractor fan. Spotlights.

## Bedroom Two

13' x 11'1"

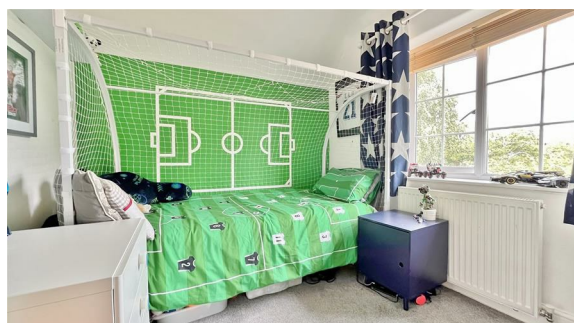
Radiator. Sealed unit double glazed window to front.



## Bedroom Three

9'3" x 7'7"

Radiator. Sealed unit double glazed window to rear.



## Bathroom

Modern suite comprises of low level w/c. Fitted tiled bath with wall mounted shower attachment. Vanity hand wash basin with storage drawers under. Fully tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Spotlights. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Part shingled area. Remainder laid to lawn. Large paved patio entertaining area. Outside light. Enclosed by panel fencing. Two storage sheds to remain. Shared access alleyway.



### Outside - Front

Shingled area providing ample off street parking. Boarder stocked with bushes. Security light.



### 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: N/A

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

Non-Standard Property Features To Note: N/A

### DH/08.26

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).

### Disclaimer - wide angle lens etc.

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



## 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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**Sheen's**  
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