



Temple Close Frinton-On-Sea, CO13 0BN

Situated in a sought-after quiet cul-de-sac in the seaside town of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in offering for sale this well presented NO ONWARD CHAIN, TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is conveniently situated within a short stroll of Frinton's mainline railway station, town centre with shopping amenities and seafront and it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Sought After Location In A Quiet, Cul-de-Sac Position
- No Onward Chain
- Off Road Parking
- South Facing Rear Garden
- 16'7" x 11'5" Lounge
- Half a Mile From Mainline Train Station & Seafront
- Gas Central Heating
- Potential Loft Conversion S.T.P.P
- EPC Rating D
- Council Tax Band C



Price £265,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed door leading to:

Entrance Hall

Radiator. Built in storage cupboard. Loft access. Doors leading to:



Lounge

16'7" x 11'5"

Radiator. Brick feature mantle piece. Sealed unit double glazed window to conservatory. Patio doors leading to:



Conservatory

12'10" x 11'6"

Tiled flooring. Radiator. Ceiling fan. Sealed unit double glazed windows to front and side aspect. Patio doors to rear garden.



Kitchen

11' x 8'8"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and built in oven under. Further selection of matching units both at eye and floor level. Cupboard housing boiler providing heating and hot water throughout. Tiled splash back. Tiled flooring. Plumbing for washing machine. Sealed unit double glazed window to rear aspect. Sealed unit double glazed door leading to:



Utility

16'2 x 6'5"

Tiled flooring. Radiator. Space for fridge/freezer. Space for tumble dryer. Obscured sealed unit double glazed window to rear. Sealed unit double glazed window to rear garden. Sealed unit double glazed door to front.



Bedroom One

11'6" x 9'5"

Built in wardrobes. Radiator. Sealed unit double glazed window to front aspect.



Bedroom Two

10'10" x 7'12"

Radiator. Sealed unit double glazed window to front aspect.



Bathroom

Four piece white suite comprising of a low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Obscured sealed unit double glazed window to side.



Outside - Rear

Part patio area. Majority laid to lawn. Wooden storage shed to remain. Borders well stocked with an array of flowers, shrubs and bushes.



Outside - Front

Hard standing area proving ample off street parking.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

DH/05.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

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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