



## Fourth Avenue Frinton-on-Sea, CO13 9DY

\*\* SOLD SUBJECT TO CONTRACT \*\* Being offered with NO ONWARD CHAIN and situated in the sought after 'Avenues' of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in offering for sale this spacious FOUR DOUBLE BEDROOM DETACHED HOUSE. The property boasts an 18'5" welcoming entrance hall, 21'10" lounge spanning from front to back, dining room and a sun room. To the first floor there is a master bedroom with an en-suite, 15'6" landing leading to a further three double bedrooms and bathroom. The stunning 70' secluded west facing rear garden and the double garage with an in/out driveway make this a unique opportunity for any prospective buyer to acquire and an early viewing is strongly recommended. The property benefits from being within close proximity of the Golf course, Cricket ground, Tennis club, shopping amenities in Connaught Avenue, Seafront and mainline railway station with links to London Liverpool Street.

- Four Double Bedrooms
- Sought After 'Avenues' In Frinton-on-Sea
- 18'5" Entrance Hall
- Lounge/Dining & Sun Room
- 70' Secluded West Facing Rear Garden
- En-Suite To Master Bedroom
- Double Garage & In/Out Driveway
- No Onward Chain
- EPC Rating D
- Council Tax Band - G

Price £675,000 Freehold



Accommodation comprises with approximate room sizes:-

Hardwood entrance door with full length glazed window panel leading to:-

## Hallway

18'5" x 10'8"

Built in storage cupboard with overhead storage. Radiator. Full length glazed picture length window to dining room. Door to:-



## Lounge

21'10" x 14'10"

Fireplace with marble surround and fitted shelving. Radiator. Picture length window to front and sun room. French style doors leading to sun room. Archway leading to:-



## Dining Area

12'7" x 11'

Sealed unit double glazed patio doors giving access to rear. Door to hallway.



## Sun Room

16' x 7'9"

Tiled flooring. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed patio door leading to rear.



## Cloakroom

Suite comprises low level w/c. Wash hand basin. Part tiled walls. Obscured sealed unit double glazed window to side.

## Kitchen

13'6" x 11'

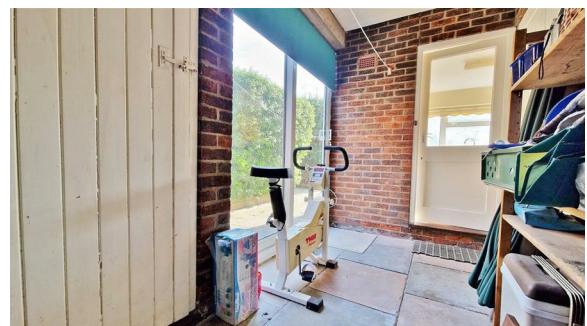
Fitted with a range of beech effect fronted units. Marble effect rolled edge worksurfaces. Inset bowl sink drainer unit with mixer tap. Inset four ring electric hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Built in eye level double oven. Plumbing for dishwasher and washing machine. Built in storage cupboard and larder cupboard. Part tiled walls. Radiator. Sealed unit double glazed window to rear. Door to:-



## Utility

10'9" x 6'

Double length storage cupboard. Radiator. Further built in storage cupboard with plumbing for washing machine and wall mounted newly installed boiler. Sealed unit double glazed patio doors giving access to side. Private door leading to:-



## Double Garage

19' x 14'4" max

Power and lighting connected. Obscured windows to rear and side aspects. Bi-folding doors to front.

## First Floor Landing

15'6" x 13'9"

Built in airing cupboard. Cast iron feature radiator. Loft access. Sealed unit double glazed window to front. Sealed unit double glazed door giving access to front balcony. Doors to all rooms. Door to:-



## Master Bedroom

13'8" x 13'

Fitted wardrobes with drawers and overhead storage. Radiator. Sealed unit double glazed window to rear. Bi-folding doors leading to:-



## En-Suite

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted corner shower cubicle with wall mounted electric shower. Heated towel rail. Tiled flooring. Fully tiled walls. Obscured sealed unit double glazed window to rear.



## Bedroom Two

15' x 10'10"

Built in double wardrobe with overhead storage. Radiator. Sealed unit double glazed window to rear.



## Bedroom Three

14' x 10'8"

Built in double wardrobe with overhead storage. Pedestal wash hand basin. Radiator. Sealed unit double glazed window to front.

## Bedroom Four

11'2" x 8'8"

Radiator. Sealed unit double glazed window to front.

## Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Panelled bath with wall mounted electric shower. Bidet. Heated towel rail. Fully tiled walls. Tiled flooring. Shaver point. Obscured sealed unit double glazed window to rear.



## Outside - Front

Large in/out driveway. Part laid to lawn. Part shingled area. Beds stocking flowers, shrubs and bushes. Storm porch leading to entrance door.



## Outside - Rear

70' approx

West facing. Part patio area. Majority laid to lawn. Borders well stocked with mature shrubs and bushes. Outside tap. Access to front via both sides.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: G

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

## JAF 0725

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).

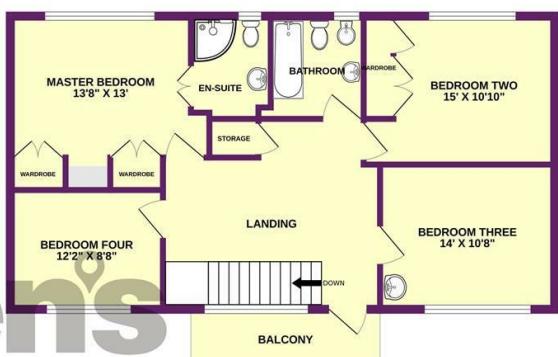
## Particular Disclaimer

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.

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**  
The Action Agents