



## Upper Third Avenue Frinton-on-Sea, CO13 9LJ

Situated on a generous one and half plot and being offered with NO ONWARD CHAIN, 'Highfield' is a spacious TWO DOUBLE BEDROOMED DETACHED BUNGALOW in a tree lined road in the upper 'Avenues' of Frinton-on-Sea. The property welcomes you with a 17'8 entrance hall, two bedrooms both with en-suites, separate dining room with pocket doors leading to a 16'8 lounge opening onto a secluded west facing rear garden. To the front there is an in/out driveway providing ample off street parking leading to a garage. Perfectly located 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 and an early viewing is strongly recommended.

- Two Double Bedrooms
- Two En-Suites & Separate W/C
- Sought After Upper 'Avenues' Location
- One and Half Plot
- Inside The Gates
- Welcoming 17'3" Entrance Hall
- Secluded West Facing Rear Garden
- In/Out Driveway & Garage
- No Onward Chain
- EPC Rating D/ Council Tax Band - E



**Price £525,000 Freehold**

Accommodation comprises with approximate room sizes:-

Double entrance doors with leadlight glazed panel leading to:-

### Entrance Porch

Tiled flooring. Obscured door leading to:-



### Hallway

17'3" x 7'8"

Loft access with pull down ladder and lighting. Built in storage cupboard. Radiator. Obscured glazed window to dining room. Door to:-





### Bedroom 1

13' x 13'

Fitted wardrobes with overhead storage and drawers. Further fitted drawers and double wardrobe. Radiator. Sealed unit double glazed leadlight window to rear. Door to:-



### En-Suite

Suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Fitted corner shower cubicle with wall mounted integrated shower. Fully tiled walls. Radiator. Obscured sealed unit double glazed leadlight window to side.



### Bedroom 2

14'8" x 11'

Built in storage cupboard. Radiator. Sealed unit double glazed leadlight bay window to front. Door to:-



### En-Suite

Suite comprises low level w/c. Wash hand basin. Fitted corner shower cubicle with wall mounted integrated shower. Fully tiled walls. Radiator. Obscured sealed unit double glazed leadlight window to side.



## Kitchen

11'10" x 8'1"

Fitted with a range of medium oak fronted units. Marble effect rolled edge worksurfaces. Inset bowl sink drainer unit with mixer tap. Inset four ring Siemens electric hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Integrated dishwasher, washing machine and fridge/freezer. Glass display cupboards. Corner display unit. Fully tiled walls. Tiled flooring. Under unit lighting. Radiator. Three sealed unit double glazed leadlight windows to front. Sealed unit double glazed leadlight window to side. Obscured composite door giving access to side.



## Separate W/C

Low level w/c. Wash hand basin with tiled splashback. Radiator. Obscured sealed unit double glazed leadlight window to side.



## Lounge

16'8" x 15'

Brick built fireplace with tiled hearth and inset 'Gazco' logic gas fire under. Radiator. Sealed unit double glazed leadlight window to side. Sealed unit double glazed French style doors with full glazed panels giving access to rear. Double pocket sliding doors leading to:-



## Dining Room

12' x 9'9"

Radiator. Sealed unit double glazed leadlight window to side.





### Outside - Rear

West facing. Manicured landscaped rear garden. Raised patio area with steps leading to lawned area with borders well stocked with flowers, shrubs and bushes. Olive & apple trees. Pathway leading to a further patio seating area. Courtesy door to garage. Summerhouse to remain with lighting. Outside light. Enclosed by panelled fencing. Lawned area giving open access to side with a further patio area. Outside socket. Borders stocked with array of bushes. Steps leading to gate giving access to front.



### Alternate Outside - Rear



### Garage

18'9" x 10'

Power and lighting connected. Sealed unit double glazed leadlight window to rear. Leadlight part glazed double swinging doors to front,

### Outside - Front

Large in/out driveway providing ample off street parking for several vehicles. Beds stocking array of flowers, shrubs and bushes. Outside lights. Outside tap.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

Non-Standard Property Features To Note:

### JAF/07.25

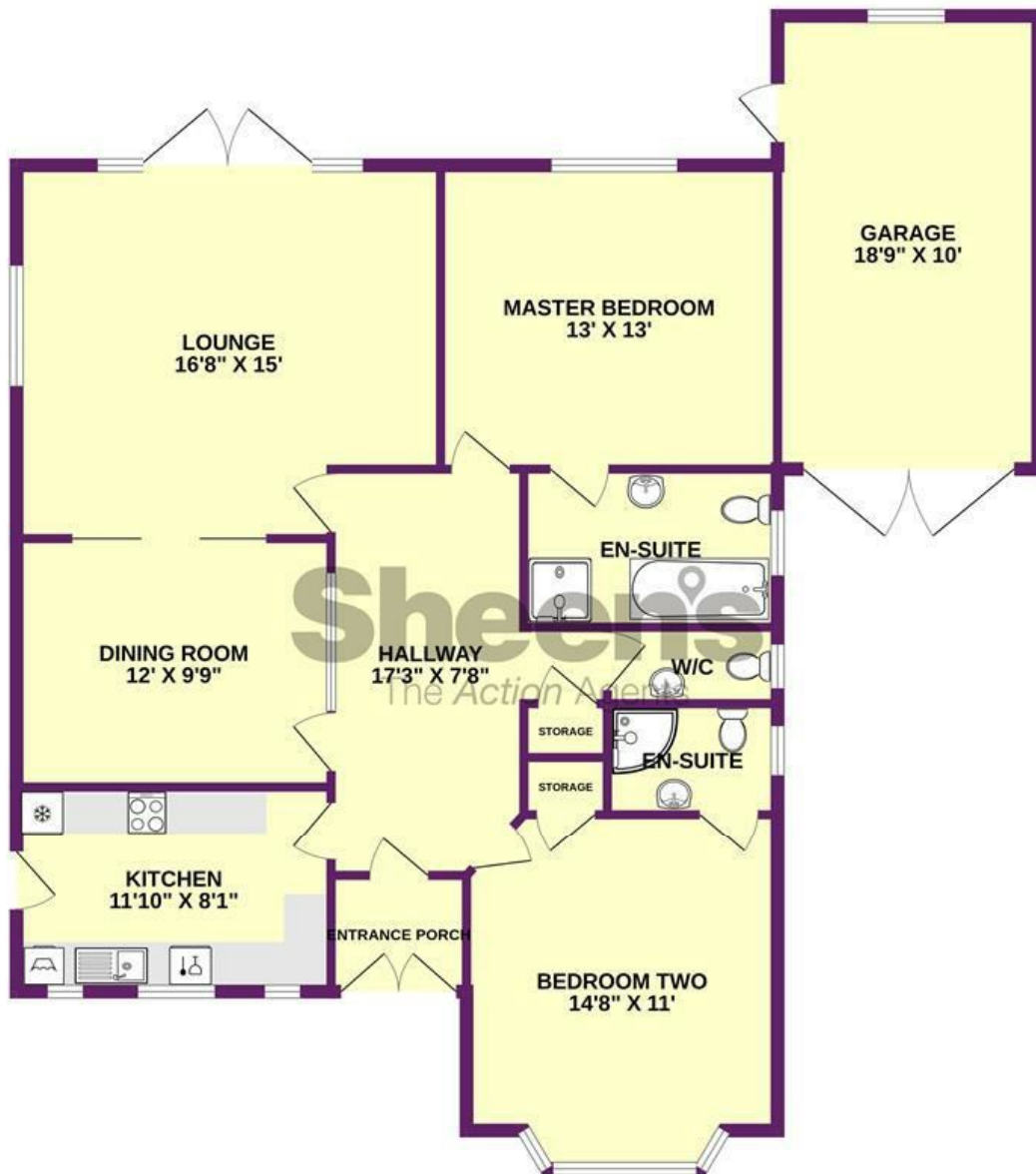
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



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 ©2025

## Selling properties... not promises

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

**Sheen's**  
The Action Agents