



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

COMMERCIAL OPPURTUNITY - Certificate Granted - Lawful Development Certificate for proposed use of dwelling (use class C3) as a children's care home (use class C2) accommodating a maximum of three children

A Newly built in 2024 and located in a tree lined road in the upper 'Avenue's' location, Sheen's Estate Agents have the pleasure in bringing to market this spacious SIX BEDROOM DETACHED HOUSE. Located inside the 'Gates' this property is within a short stroll to the 'Greensward' and seafront and within easy reach of shopping amenities at the town centre and the mainline railway station. The property boasts a contemporary finish throughout and offers a large 19'7" lounge/diner across the rear of the property with open access into the kitchen and snug. Offering ample off street parking which leads to a garage, and being offered with NO ONWARD CHAIN, an early viewing is strongly advised to appreciate the accommodation on offer.

- Six Bedrooms
- Two En-Suites
- Lounge/Diner/Snug With Bi-Folding Doors To Garden
- Newly Built In 2024
- Inside The Gates
- 60' Rear Garden
- Ample Off Street & Garage
- No Onward Chain
- EPC Rating C
- Council Tax Band F



Price £750,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite entrance door with obscured sealed unit double glazed panel giving access to:-

Hallway

Stair flight to first floor with glass balustrade. Tiled flooring. Door to:-



Bedroom

12'10" x 9'10"

Radiator. Sealed unit double glazed bay window front. Radiator. Door to:-



En-Suite

White suite comprises low level w/c with wash hand basin above. Fitted shower cubicle with integrated wall mounted shower. Heated towel rail. Fully tiled walls. Tiled flooring. Extractor fan.



Bedroom

12'10" x 10'

Radiator. Sealed unit double glazed bay window to front. Sealed unit double glazed sash window to side.



Kitchen

12'6" x 9'9"

Fitted with a range of modern white handle less units. Marble effect rolled edge worksurfaces. Inset four ring gas hob with built in oven under and extractor hood above. Inset bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated dishwasher. Part tiled walls. Under plinth lighting. Tiled flooring. Two sealed unit double glazed sash windows to side. Open access to:-



Lounge / Sitting Room

19'7" x 12'8"

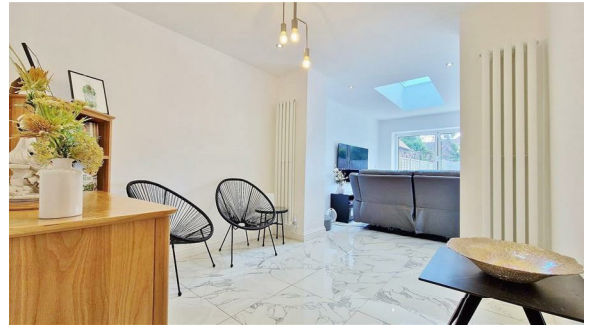
Double glazed orangery style lantern roof. Tiled flooring. Full length vertical radiator. Tiled flooring. Bi-Folding doors giving access to rear. Open access to:-



Snug

9'9" x 8'8"

Tiled flooring. Two vertical radiators.



Cloakroom

Modern white suite comprising of low level W/C. Vanity wash basin basin with storage cupboards under. Fully tiled walls. Heated towel rail.



First Floor Landing

Fitted seating with storage under. Two sealed unit double glazed sash windows to side. Loft access with pull down ladder. Radiator. Doors to all rooms. Door to:-



Bedroom 1

23'9" nar to 16'8" x 9'9" max

Radiator. Sealed unit double glazed sash window to rear. Sealed unit double glazed sash window to side. Door to:-



En-Suite

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage under. Double length shower cubicle with wall mounted shower. Extractor fan. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed sash window to side.



Bedroom

10' x 9'9"

Radiator. Two sealed unit double glazed sash windows to rear.



Bedroom

9'10" x 9'9"

Radiator. Two sealed unit double glazed sash window to front with partial farmland views.



Bedroom

9'9" x 9'9"

Radiator. Two sealed unit double glazed sash window to front with partial farmland views.



Shower Room

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



Outside - Rear

57'

Patio area. Pathway leading to raised lawned area. Majority laid to lawn. Enclosed by panelled fencing. Outside tap. Access to front via side



Outside - Front

Part laid to lawn. Part shingled area. Hard standing area providing off street parking for several vehicles leading to detached garage with double swinging doors.



Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band F; Payable 2026/2027 £3346.17 Per Annum

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

JAF 1124

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.

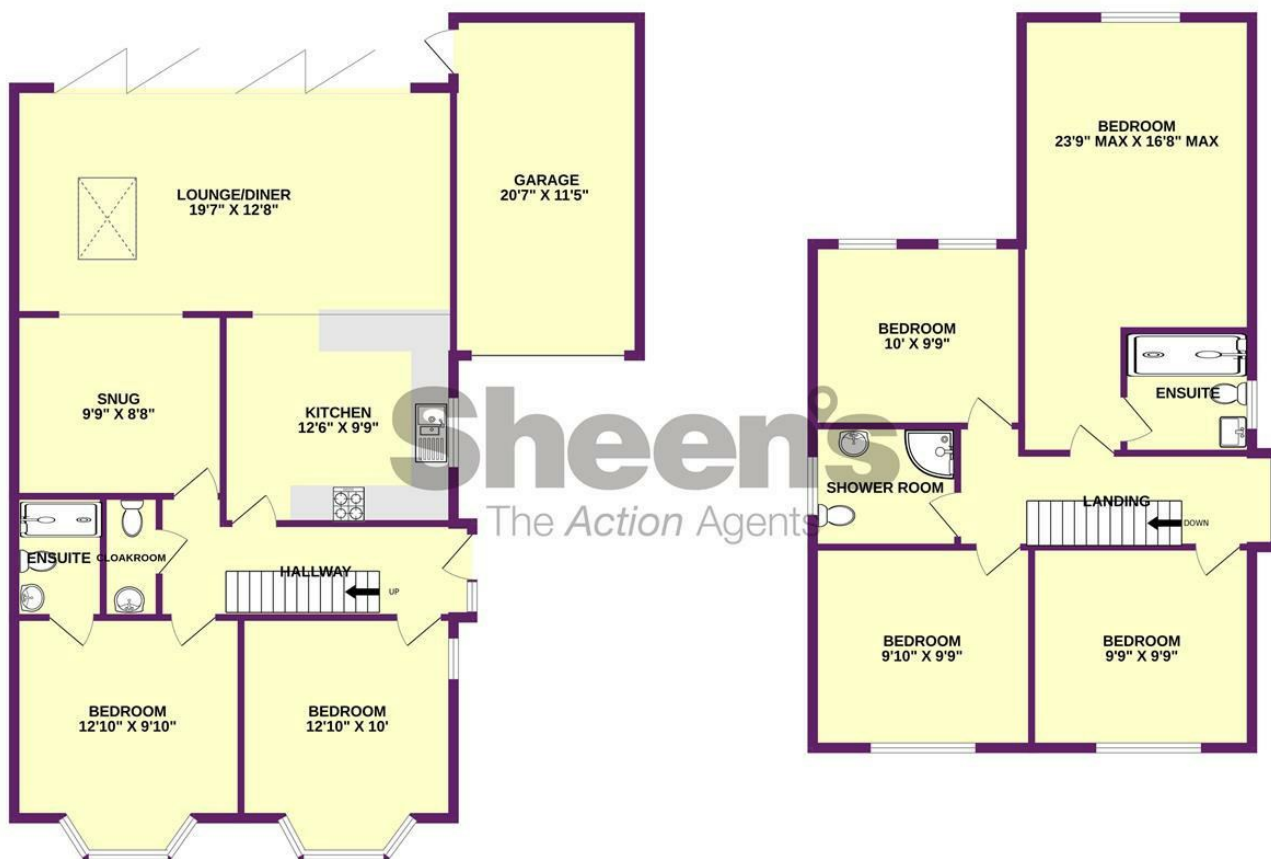
Particular Disclaimer

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.



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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 The Action Agents