

AUDLEY WAY, FRINTON-ON-SEA, ESSEX, CO13 9PG

Price

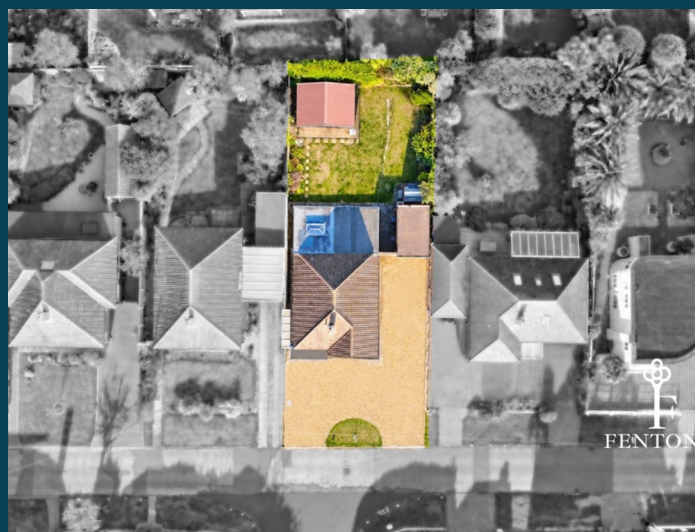
£625,000

FREEHOLD

- Three Double Bedroom, One With En-Suite
- Sought After Location 100 Metres To Seafront
- 17' Lounge With Dual Aspect & Partial Sea Views
 - Modern Fully Integrated Kitchen
- 12'10" Dining Room With Bi-folding Doors To rear Garden
 - 52' Secluded Rear Garden With Summer House
- Large Driveway Providing Ample Off Street Parking
 - Detached Garage
 - No Onward Chain
- EPC Rating D/ Council Tax Band - E



FENTONS
ESTATE AGENTS



Situated inside the prestigious 'Gates' of Frinton-on-Sea and just 100 metres from the seafront, is this attractive THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property features a principal bedroom with EN-SUITE facilities, together with a generous 17' dual-aspect lounge enjoying partial sea views. At the heart of the home is a modern, fully integrated kitchen, complemented by open access to a 12'10" dining room with bi-folding doors opening directly onto the rear garden. Outside, the property benefits from a secluded 52' rear garden complete with summer house, providing an excellent space for relaxing and entertaining. To the front, a large driveway offers ample off street parking and leads to a detached garage. Offered for sale with NO ONWARD CHAIN, this superb bungalow presents an excellent opportunity to acquire a detached home in one of Frinton-on-Sea's most desirable locations, with the seafront just moments away.

Accom comprised of approx room sizes

Obscured sealed unit double glazed entrance door leading to:

Entrance Porch

Tiled flooring. Glazed door leading to:

Hallway

Built in storage cupboard. Loft access with pull down ladder (boarded with power and lighting). Wood flooring. Radiator. Doors to:

Lounge

17' x 14'5"

Ornamental marble feature fireplace with inset electric fire under. Radiator. Sealed unit double glazed leaded light window to front. Radiator. Sealed unit double glazed leaded light window to side.

Bedroom

14' x 13'

Radiator. Sealed unit double glazed leaded light window to side.

Bedroom

14'10" x 11'1"

Fitted wardrobes to one wall. Radiator. Sealed unit double glazed leaded light window to front.

Bathroom

Modern white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Panelled p-shaped bath with wall mounted integrated shower controls with over head 'rainfall' shower and separate attachment. Fitted glass shower

screen. UPVC wall panelling. Vinyl flooring. Heated towel rail. Fitted extractor fan. Two obscured sealed unit double glazed leaded light windows to side.

Kitchen

14' x 13'

Fitted with a range of modern matching fronted units with integrated handles. Stone bevelled edge work surfaces with up stands. Inset ceramic one and half butler style sink with inset drainer. Inset four ring induction hob with fitted extractor fan above. Built in double eye level oven. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Integrated bins. Plinth lighting and heater. Wood laminate flooring. Wood laminate flooring. Sealed unit double glazed leaded light window to side. Open plan to:

Dining Room

12'10" x 12'4"

Continuation of wood laminate flooring. Orangery style lantern. Radiator. Double glazed bi-folding doors leading to rear. Door leading to:

Bedroom

12'10" x 10'8" to wardrobe

Built in wardrobes. Radiator. Sealed unit double glazed leaded light window to rear. Door leading to:

En-Suite

White suite comprising of low level W/C. Wash hand basin with tiled splashback. Built in shower cubicle with wall mounted electric shower and tiled splashback. Fitted extractor fan.

Outside - Rear

52'

Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Timber constructed shed to remain. Undercover storage area leading to gate giving access to front. Further gate on alternate side giving access to front. Outside tap. Outside lighting. Raised wood decked seating area leading to:

Summer House

18'8" x 12'5"

Power and lighting connected. Double glazed windows to front. 'French' style doors giving access to rear garden.

Outside - Front

Low maintenance with part laid to lawn. Part shingled providing ample off street parking for several vehicles leading to a garage with an electric roller door (garage 16'4" x 9'8" power and lighting connected).

Disclaimer - Wide Angle Lens Etc

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.



8 AUDLEY WAY, FRINTON-ON-SEA, ESSEX, CO13 9PG






RENTONS

8 AUDLEY WAY, FRINTON-ON-SEA, ESSEX, CO13 9PG





AML

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges: N/A

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/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



8 AUDLEY WAY, FRINTON-ON-SEA, ESSEX, CO13 9PG



GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



8 AUDLEY WAY FRINTON, CO13 9PG

TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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.
Made with Metropix ©2026

Call us on

01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

