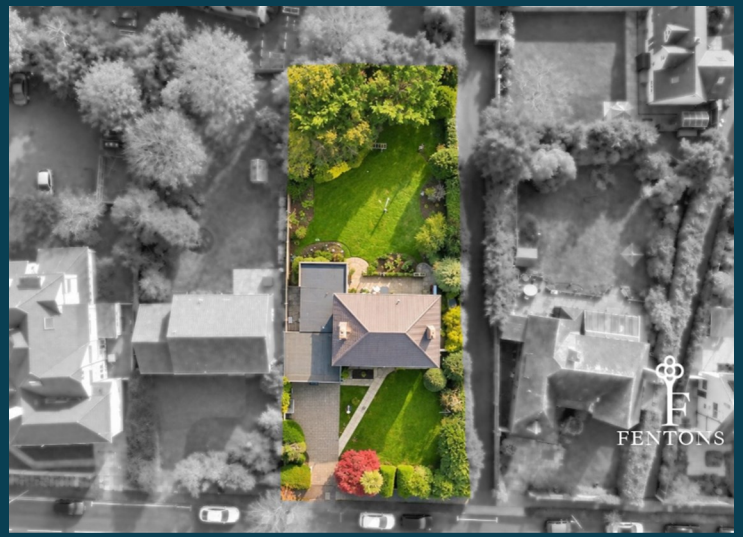






HOLLAND ROAD, FRINTON-ON-SEA, ESSEX, CO13 9DH

Price

£825,000

FREEHOLD

- Extended Character Family Property Inside The 'Gates'
- Four Reception Rooms
- 'Percy Cane' Designed 90' South Facing Garden
- Kitchen, Utility & Boot Room
- En-Suite & Dressing Area To Master Bedroom
- Desirable Location Within 150 Metres Of The Seafront & Town Centre
- Three First Floor Double Bedrooms & Ground Floor Bedroom
- Two Garages & Ample Off Street Parking
- Rarely Available Property & Must Be Viewed
- EPC Rating TBC/Council Tax Band - F

4 2 4

FENTONS
ESTATE AGENTS

A rare opportunity to acquire this substantial EXTENDED CHARACTER FAMILY HOME, positioned within the highly sought after 'Gates', just 150 metres from the seafront and town centre. Offering an abundance of charm, character and versatile living accommodation, this impressive property boasts four reception rooms, kitchen, separate utility room and practical boot room. The accommodation comprises three generously proportioned double bedrooms to the first floor, including an impressive master bedroom complete with its own en-suite and dressing area, together with a further ground floor bedroom offering flexibility for guests or multi-generational living. A particular highlight of this wonderful home is the magnificent 90ft south facing rear garden, designed by renowned landscape architect Percy Cane, providing a beautiful setting in which to relax and entertain. The landscaped frontage boasts ample off street parking for several vehicles which leads onto the two garages. Properties of this calibre, combining character, generous accommodation, beautiful gardens and such a prime position, are rarely available on the open market. Internal viewing is highly recommended to fully appreciate the accommodation which is on offer.

Accommodation comprises of approximate room sizes

Part obscured hardwood entrance door leading to:-

Entrance Porch
Part glazed entrance door leading to:-

Hallway
Original herringbone flooring. Stair flight to first floor. Radiator. Door to:-

Cloakroom
Low level w/c. Vanity wash hand basin with storage cupboards under. Fitted corner mirrored cabinet. Fully tiled walls. Tiled flooring. Obscured double glazed Georgian style window to front.

Lounge
20'03" x 14'
Fireplace with marble surround and electric fire under. Two radiators. Double glazed Georgian style window to front. Two double glazed Georgian style windows to side. Double glazed French doors with glazed side panels leading to rear. Bi-Folding double doors leading to:-

Study
9'10" x 8'10"
Original herringbone flooring. Radiator. Double glazed Georgian style window to rear.

Dining Room
10'10" x 9'9"
Fireplace with tiled hearth and inset electric fire. Radiator. Double glazed Georgian style window to front. Door leading to kitchen. Door to:-

Walk-In Storage Room
7'9" x 4'10"
Wood laminate flooring. Radiator. Obscured window to side.

Kitchen
10'10" x 8'10"
Fitted with a range of matching fronted units. Marble bevelled edge worksurfaces. Inset four ring electric hob with extractor hood above. Built in double eye level ovens. Further selection of matching units at both eye and floor level. Glass display cabinets. Part tiled walls. Wood laminate flooring. Radiator. Double glazed Georgian style window to rear. Archway to:-

Utility Room
7'6" x 5'6"
Continuation of matching fronted units. Bevelled edge marble worksurfaces with inset one and a half bowl ceramic sink drainer unit. Plumbing for dishwasher and washing machine. Part tiled walls. Wood laminate flooring. Built in larder cupboard. Door to:-

Sun Room
10'8" x 10'1"
Access via short passage way with built in storage cupboards and double glazed Georgian style window to side. Wood flooring. Double glazed window to rear. Double glazed French doors with glazed side panels giving access to rear.

Boot Room
10'6" x 6'8"
Marble effect rolled edge worksurface with inset butler style sink. Tiled flooring. Double glazed Georgian style window to side. Hardwood part obscured glazed door giving access to side. Wall mounted panel heater. Door to:-

Inner Hall
Tiled flooring, Obscured glazed hardwood door giving access to front. Door leading to:-

Garage One
17'9" x 8'2"
Wash hand basin. Wall mounted boiler providing heat and hot water throughout. Power and lighting connected. Up and over door to front.

Garage Two
17'9" x 8'5"
Obscured double glazed Georgian style window to side. Door giving access to rear. Power and lighting connected. Up and over door to front.

Inner Hall
Tiled flooring. Double glazed Georgian style window to side. Wall mounted electric heater. Door to:-

Cloakroom
White suite comprises low level w/c. Wash hand basin. Fully tiled walls. Tiled flooring. Extractor fan. Electric heated towel rail.

Bedroom Four
7'8" x 6'10"
Radiator. Double glazed Georgian style windows to side and rear aspects.

First Floor Landing
Loft access with pull down ladder. Built in airing cupboard. Double glazed Georgian style window to front. Radiator. Doors to all rooms. Door to:-

Bedroom One
21'2" x 10'10" nar to 8'1"
Built in double wardrobes and over head storage. Two radiators. Double glazed Georgian style windows to front, rear and side. Door to:-

En-Suite Shower Room
White suite comprises low level w/c. Pedestal wash hand basin. Built in shower cubicle with integrated shower controls. Fully tiled walls. Tiled flooring. Wall mounted electric Dimplex heater. Extractor fan.

Bedroom Two
15'6" x 10'
Radiator. Two double glazed Georgian style windows to front. Double glazed Georgian style window to side.

Bedroom Three
10'8" x 10'
Built in wardrobe. Further built in storage cupboard. Radiator. Double glazed Georgian style windows to rear and side.

Bathroom
White suite comprises pedestal wash hand basin. Panelled bath with shower attachment and integrated controls. Bi-folding shower screen. Fully tiled walls. Tiled flooring, Heated towel rail. Double glazed Georgian style window to rear.

Separate W/C
White low level w/c. Fully tiled walls. Tiled flooring. Obscured double glazed Georgian style window to rear.

Outside - Rear
90' approx
South facing. Large raised entertaining patio area. Gardens landscaped by Percy Cane with large mature beds stocking array of flowers, shrubs and bushes. Wooded area with storage shed and church views. Pathway leading to front via gate with further storage spaces. Outside tap. Enclosed by panel fencing.

Outside - Front
Landscaped front garden. Part laid to lawn. Array of beds stocking shrubs and bushes. Pathway leading to entrance door under a storm porch. Hard standing driveway providing ample off street parking leading to single garages. Enclosed by low level brick wall.











HOLLAND ROAD, FRINTON-ON-SEA, ESSEX, CO13 9DH









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: 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

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.

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.

REFERRAL FEES

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



FENTONS
ESTATE AGENTS

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

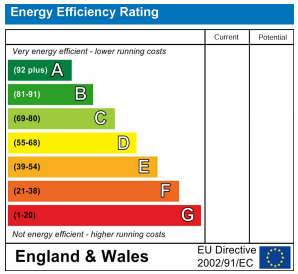
01255 779810

info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band

F





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.

FENTONS
ESTATE AGENTS