



28 Easton Way, Frinton-on-Sea, Essex. CO13 9NU

- South Facing Rear Garden
- Quiet Road
- Close To Beach
- No Onward Chain
- Very Sought After Location
- Extended & Detached Bungalow
- Conservatory
- Garage And Workshop



PROPERTY DESCRIPTION

Being sold with NO ONWARD CHAIN is this Extended DETACHED SPACIOUS BUNGALOW within walking distance of the Beach benefitting from a South Facing rear garden and sought after road location. Internally there is need of redecoration and new floor coverings but with double glazing and gas central heating, improvements would be subject to taste. A viewing is strongly recommended.



ROOM DESCRIPTIONS

ACCOMMODATION COMPRISING

ENTRANCE HALL

Half double glazed entrance door, door into inner main entrance hall, radiator.

CLOAKROOM

Comprising low level WC and wash hand basin. Double glazed window to side aspect, radiator.

BATHROOM

Suite comprising low level WC, pedestal wash hand basin, corner bath with shower over. Double glazed window to side aspect, large airing cupboard, tiled walls, radiator.

BEDROOM ONE

13' 0" x 11' 5" (3.96m x 3.48m) Double glazed bay window to front aspect, fitted wardrobes, walls stripped ready for decorating coved ceiling, radiator.

BEDROOM TWO

10' 5" x 11' 11" (3.17m x 3.63m) Double glazed bay window to front aspect, fitted wardrobes, walls stripped ready for decorating, coved ceiling, radiator

LOUNGE

19' 11" x 11' 11" (6.07m x 3.63m) Large double glazed patio doors leading to Conservatory, log burner, radiator.

CONSERVATORY

13' 4" x 10' 9" (4.06m x 3.28m) Double glazed windows, large patio doors to rear.

KITCHEN/BREAKFAST ROOM

14' 1" x 11' 2" (4.29m x 3.40m) An excellent sized room with a fitted Kitchen that needs to be changed. A little reconfiguration will give ample dining space too. Double glazed door to rear aspect, double glazed window to rear aspect, gas central heating boiler.

EXTERIOR

TO THE FRONT

Low maintenance front garden with driveway to garage. pathway to Entrance door.

TO THE REAR

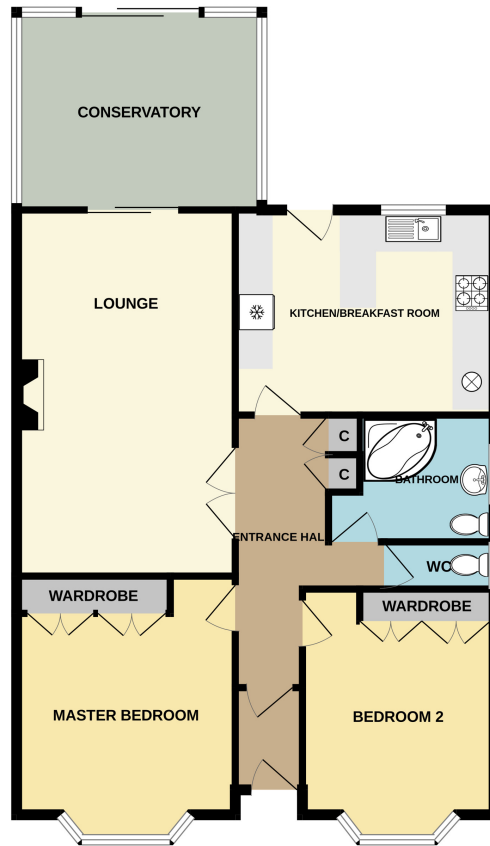
The rear garden unfortunately has ben left to overgrow which is sad when you look at the pictures of how it was a couple of years previous. We have included a photo as a guide. The positive aspect is the garden is South facing with mature shrubs and trees. Approximately 60-65ft, patio and side pathway, door into garage workshop and shed.



FLOORPLAN



ACCOMMODATION



EASTON WAY

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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