

FOR SALE

£190,000 Freehold



## 23 Bemerton Gardens, Kirby Cross, Frinton-on-Sea, Essex. CO13 0LG

- NO ONWARD CHAIN
- THREE-BEDROOM SEMI-DETACHED HOUSE
- OPEN-PLAN KITCHEN / DINING ROOM WITH SCOPE TO MODERNISE
- FIRST-FLOOR WET ROOM
- POPULAR KIRBY CROSS LOCATION
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS





## PROPERTY DESCRIPTION

Situated in the POPULAR RESIDENTIAL AREA OF KIRBY CROSS, this THREE-BEDROOM SEMI-DETACHED PROPERTY offers SPACIOUS AND FLEXIBLE ACCOMMODATION with SIGNIFICANT POTENTIAL FOR IMPROVEMENT, ideal for buyers looking to MODERNISE AND CREATE A HOME TO THEIR OWN SPECIFICATION. The ground floor comprises an ENTRANCE HALL with STAIRS TO THE FIRST FLOOR, a FRONT-FACING LOUNGE, and a LARGE OPEN-PLAN KITCHEN/DINING ROOM, formed by knocking through the original dining room. This GENEROUS SPACE presents AN EXCELLENT OPPORTUNITY FOR MODERNISATION, allowing a purchaser to DESIGN AND FINISH THE AREA TO THEIR OWN TASTE, with views over the REAR GARDEN. In addition, the property benefits from an INTEGRAL OUTBUILDING, which forms PART OF THE MAIN HOUSE and has been KNOCKED THROUGH but remains UNFINISHED. This space offers FURTHER SCOPE TO CREATE ADDITIONAL LIVING ACCOMMODATION, a HOME OFFICE or OTHER USE, SUBJECT TO ANY NECESSARY CONSENTS. To the first floor are THREE WELL-PROPORTIONED BEDROOMS and a FIRST-FLOOR WET ROOM, fitted with a WALK-IN SHOWER, WC and WASH HAND BASIN. Externally, the property enjoys a GOOD-SIZED ENCLOSED REAR GARDEN, mainly laid to lawn. To the front is an OPEN LAWNED AREA with PEDESTRIAN ACCESS. The property is conveniently positioned within EASY REACH OF KIRBY CROSS RAILWAY STATION, LOCAL SHOPS, SCHOOLS AND AMENITIES, with FRINTON-ON-SEA TOWN CENTRE AND SEAFRONT also easily accessible. Offered for sale with CONSIDERABLE POTENTIAL TO MODERNISE, COMPLETE AND ADD VALUE, this property would appeal to FAMILIES, INVESTORS OR BUYERS SEEKING A PROJECT IN A WELL-REGARDED LOCATION.

**Viewing HIGHLY recommended**





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### PORCH

Enclosed front porch with frosted glazed windows and uPVC entrance door, providing sheltered access to the property.

#### HALLWAY

Entrance hallway with stairs to the first floor, under-stairs storage area, radiator, and doors leading to the lounge and kitchen/dining room.

#### KITCHEN/DINER

10' 7" x 20' 1" (3.23m x 6.12m) Open-plan kitchen/diner offering a generous footprint and excellent potential for modernisation. Fitted with a range of base and wall units with work surfaces incorporating a sink unit, space for appliances, tiled splashbacks, and laminate flooring throughout. Windows to the rear aspect provide natural light and views over the garden. A versatile space with scope for reconfiguration to suit a buyer's own requirements.

#### LOUNGE

11' 7" x 14' 3" (3.53m x 4.34m) Spacious front-facing lounge with double glazed window to the front aspect, allowing good natural light. Featuring fitted carpet, radiator, coving to the ceiling, and a central ceiling light. A well-proportioned reception room offering scope for redecoration.

### FIRST FLOOR

#### MASTER BEDROOM

10' 8" x 14' 2" (3.25m x 4.32m) A spacious double bedroom with fitted carpet, radiator, and dual double-glazed windows providing good natural light. A well-proportioned room offering scope for updating to suit individual preference.

#### BEDROOM TWO

11' 9" x 13' 11" (3.58m x 4.24m) Double bedroom with fitted carpet, radiator, and double-glazed windows providing natural light. A well-proportioned room offering scope for updating.

#### BEDROOM THREE

8' 5" x 9' 2" (2.57m x 2.79m) Bedroom with laminate flooring, radiator, and double-glazed window providing natural light. A versatile room suitable for use as a bedroom or home office, with scope for updating.

#### BATHROOM

Bathroom fitted with a walk-in shower area with electric shower and curtain, pedestal wash hand basin, and low-level WC. Part tiled walls, vinyl flooring, heated towel rail, and frosted window providing natural light.

### EXTERNAL

#### FRONT GARDEN

Open-plan front garden mainly laid to lawn, with a paved pathway leading to the front entrance. Set back from the road and overlooking a communal green, providing an open outlook to the front.

#### REAR GARDEN

Enclosed rear garden mainly laid to lawn, bordered by fencing to both sides and rear. A good-sized outdoor space offering scope for landscaping or personalisation.



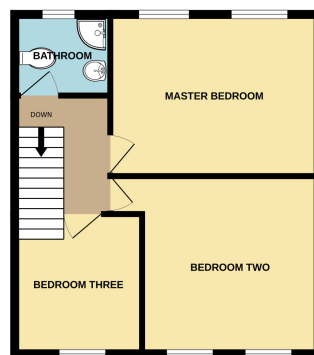
# FLOORPLAN



GROUND FLOOR



1ST FLOOR



BEMERTON GARDENS CO13 0LG

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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