



## 8 Audley Way, Frinton-on-Sea, Essex. CO13 9PG

- No Chain
- Detached Bungalow
- 3 Double Bedrooms
- Master Bedroom with En-Suite
- Lounge with Sea Views
- Modern Open Plan Kitchen leading to the Dining Room
- Dining Room with Roof Lantern and Bi-Fold Doors
- Easy Access to Local Amenities & Train Station
- Rear Garden not Overlooked
- En Suite To Master Bedroom



## PROPERTY DESCRIPTION

Set within the highly sought-after 'Gates' of Frinton-on-Sea and just moments from the seafront and iconic Greensward, this beautifully presented three double bedroom detached bungalow enjoys a prime position with partial sea views in one of the town's most exclusive residential areas. Rarely do properties become available in this prestigious location, where homes command a premium due to their proximity to the coast, peaceful surroundings, and the convenience of Connaught Avenue — Frinton's elegant tree-lined shopping parade offering a mix of independent boutiques, cafes, and essential amenities. Offered with no onward chain, the property features a spacious lounge and a bright, modern open-plan kitchen/dining room with roof lantern and bi-fold doors leading out to the rear garden — perfect for contemporary living and entertaining. All three bedrooms are generous doubles, with the main bedroom benefitting from an en-suite, complemented by a stylish family bathroom. The rear garden is low maintenance and includes a summer house, while the front offers off-road parking for several vehicles and access to an integral garage. With Frinton's mainline station within easy reach providing direct trains to London Liverpool Street, this property is ideally suited to both permanent residents and those seeking a coastal escape. Opportunities like this within the 'Gates' are limited — early viewing is highly recommended. Contact My Moving Places to arrange your appointment.



## ROOM DESCRIPTIONS

### INTERIOR

#### PORCH

Obscure double glazed door to side, tiled flooring, smooth ceiling, entrance door to:

#### ENTRANCE HALL

Laminate flooring, access to loft, storage cupboard housing boiler, smooth ceiling, radiator.

#### Lounge

16' 9" x 14' 5" (5.11m x 4.39m) Double glazed windows to front and side aspect with sea views, fireplace, fitted carpet, textured rose ceiling, two radiators.

#### BEDROOM THREE

14' 4" x 12' 11" (4.37m x 3.94m) Double glazed window to side aspect, fitted carpet, smooth ceiling, door to bedroom, smooth ceiling, radiator.

#### BEDROOM TWO

14' 9" x 11' 4" (4.5m x 3.45m) Double glazed window to front aspect, fitted wardrobes, smooth ceiling, fitted carpet, radiator.

#### KITCHEN

12' 11" x 13' 11" (3.94m x 4.24m ) Double glazed window to side aspect, contemporary high-gloss white base, eye-level and drawer units, integrated appliances, grey wood-effect flooring.

#### DINING ROOM

12' 03" x 12' 09" (3.73m x 3.89m) Double glazed bi-fold doors, roof lantern, grey wood-effect flooring, radiator.

#### MASTER BEDROOM

13' 3" x 12' 11" (4.04m x 3.94m) Double glazed window to rear aspect, fitted carpet, smooth ceiling, fitted wardrobe, door to en-suite, radiator.

#### EN-SUITE

6' x 3' 3" (1.83m x 0.99m) Suite comprising low level W/C, wash hand basin, shower cubicle with electric shower, extractor fan, vinyl flooring, smooth ceiling, heated towel rail.

### EXTERIOR

#### GARDENS

To Front: Large concrete driveway giving access for ample off road parking, gravelled area with garage and gated access to rear garden.

To Rear: Well maintained enclosed rear garden, patio area, remainder laid to lawn with flower borders, summer house, shed, side gate to front and door to garage.



# FLOORPLAN & EPC

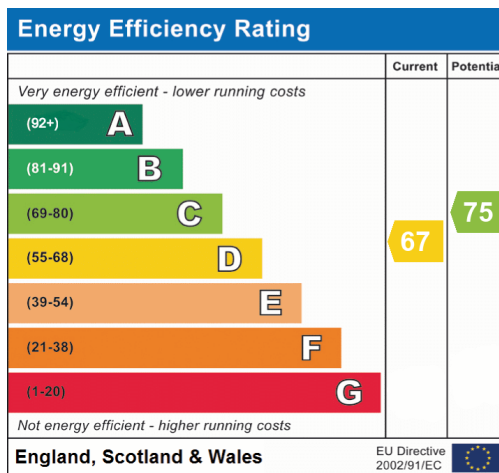


GROUND FLOOR



AUDLEY 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 operation or efficiency can be given.  
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