



Greenway | Frinton-on-Sea | CO13 9AJ

FINE & COUNTRY

# OVERVIEW

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A rare opportunity to acquire an exceptional three bedroom detached family home in within the iconic Frinton Gates. Built in 2021 by a respected local developer, this immaculate home offers luxurious modern living, high specification finishes, and the benefit of a remaining New Build Warranty.

Thoughtfully designed throughout, the home features generous open plan spaces, a beautifully appointed kitchen, three well proportioned bedrooms, and a private rear garden, making it the perfect home by the coast.









## STEP INSIDE

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The welcoming entrance hall introduces the home's high-quality finish, with wood flooring and a calm, contemporary aesthetic that continues throughout.

The heart of the home is the impressive kitchen family room, an elegant, light-filled space with high gloss cabinetry, quartz worktops, premium Neff appliances, under-unit lighting and bi-fold doors opening directly onto the garden, creating a seamless indoor-outdoor flow. A separate utility room adds practicality with additional storage and laundry facilities.

A formal lounge sits to the front of the property, featuring a charming box-bay window and a stylish fireplace, offering the perfect retreat for quieter moments.

Upstairs, the principal bedroom enjoys garden views and a sleek en-suite shower room. Two further bedrooms provide flexible accommodation for family, guests, or a home office. The contemporary family bathroom completes the first floor.

# STEP OUTSIDE

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The rear garden is a beautifully maintained and private sanctuary, complete with patio area, enhanced by an electric awning, lawns, established borders, exterior lighting, and a delightful timber summer house.

To the front, a block paved driveway leads to the garage, which includes power, lighting, an electric up and over door and an EV charging point.

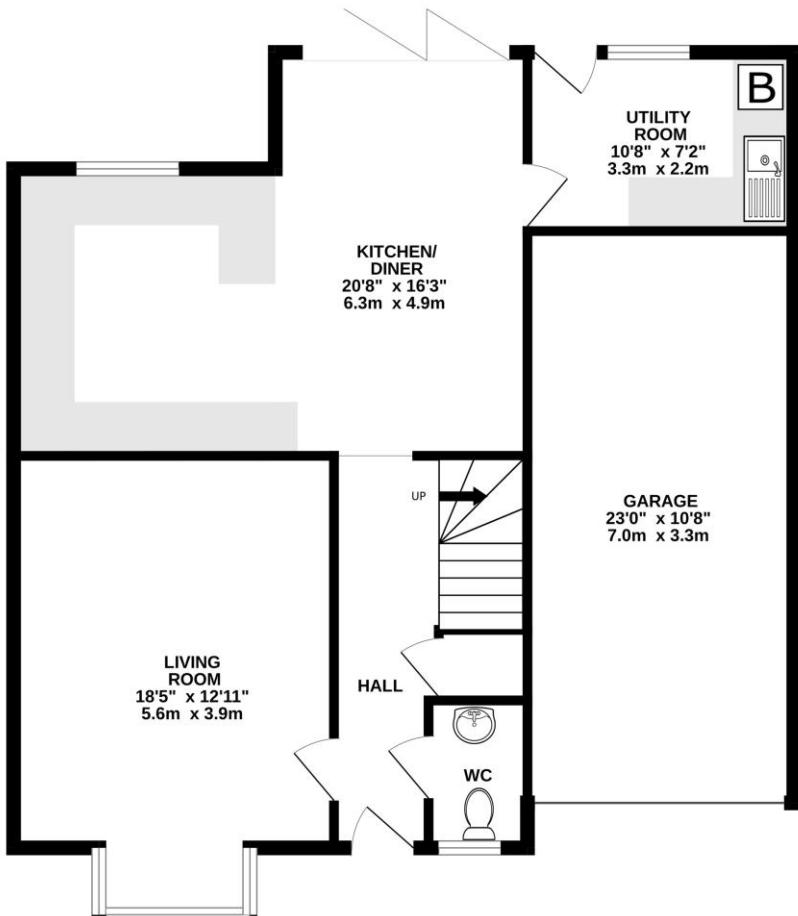
## LOCATION

Frinton has long been regarded as one of the most prestigious seaside destinations, celebrated for its peaceful atmosphere, unspoiled landscapes, and limited development within the iconic 'Frinton Gates'. The town's vibrant mix of boutique cafés, contemporary restaurants, and wine bars adds a cosmopolitan touch, while its renowned tennis, cricket and golf clubs, and Lifehouse Spa offer ample opportunities for leisure and relaxation.

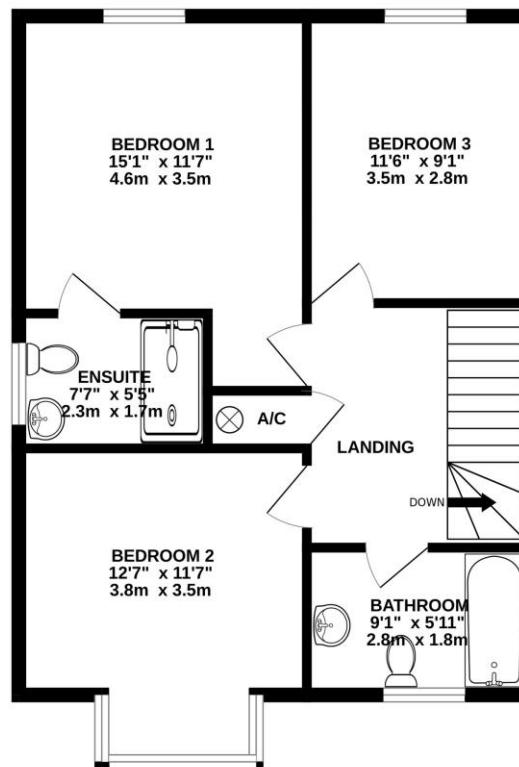
With excellent transport links, including Frinton Station providing direct access to London Liverpool Street, the property perfectly balances tranquil coastal living with convenient city connections, making it an ideal location for both full-time residents and weekend retreats.

For families, Frinton and the surrounding areas offer a range of highly regarded schools. Both primary and secondary education are well-catered for, with schools such as Frinton-on-Sea Primary School and Tendring Technology College being popular choices. Additionally, there are several independent schools within driving distance, including Colchester Royal Grammar School and Felsted School, known for their strong academic reputations. This combination of quality education and convenient transport makes a well-connected and family-friendly location.

GROUND FLOOR  
950 sq.ft. (88.3 sq.m.) approx.



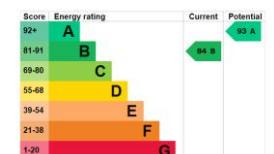
1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1531 sq.ft. (142.2 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.  
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RICHARD SEELEY  
SALES MANAGER

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