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Asking Price £127,500 Leasehold

2 Bedroom, Bungalow - Semi Detached

30, Hawthorns Edenside, Kirby Cross, Frinton-On-Sea, Essex, CO13 0TJ

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Hawthorns

Hawthorns is a development of 32 retirement properties made up of 17 bungalows and 16 flats.

Hawthorns offers residents an attractive rural setting in a very desirable area, close to the sea and the amenities of Frinton-on-Sea in Essex. It is surrounded by mature and attractive gardens where residents can sit and enjoy the warmer weather.

Located in the historical town of Colchester 16 miles away with direct train line from Frinton-on-sea. Colchester is the first major city in Roman Britain (Britain's first city).

Access to site easy. There is a bus stop within 40 yards, shop 150 yards; post office 150 yards; town centre 1 mile; GP 1 mile, Train station 1 mile (lines to London Liverpool street) and social centre within 250 yards.

The Court Manager is on hand throughout the day to support the Owners and keep the development in perfect shape. They are also responsible for the day to day running of the court including looking after the Health & Safety, property management and resident engagement

Hawthorns has been designed with safety and security at the forefront. The bungalow has an emergency Careline system installed, monitored by the onsite Development Manager during the day (Monday to Friday 09:00 to 13:00) and 24 hours, 365 days a year by the Careline team. Secure door entry system to flats and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Hawthorns is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Hawthorns accepts residents over the age of 55.



# Property Overview

**\*\*TWO BEDROOM RETIREMENT BUNGALOW\*\***

**\*\*70% Shared Ownership\*\***

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom semi-detached bungalow. The property offers spacious accommodation and is located in the desirable area of Frinton-On-Sea.

When entering this property you will be greeted by the bright and airy porch. Built in cupboards offer ample storage space and a window provides natural light.

The Kitchen is accessed via the Living Room with a range of eye and base level units with working surfaces over and tiled splashbacks. There is space for an oven, a fridge/freezer and washer/dryer. Windows allow for light and ventilation and provide views of the communal gardens.

The Living Room is a generous size room and offers plenty of space for living and dining room furniture.

Bedroom One is a good-sized double room with plenty of space for additional furniture. Dual aspect windows keep this lovely bedroom bright and light.

Bedroom Two could be used as a separate Study, or Hobby Room.

The shower room offers a large shower tray with handrail and shower seat, a WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful bungalow are two storage cupboards located off the hallway.

Call us today to book your viewing at Hawthorns!



# Features

- Two bedroom semi-detached bungalow
- Landscaped Gardens
- Court manager available 5 days a week
- Close to local amenities
- 24 hours Careline system for safety and security
- Located in desirable area
- 70% Shared Ownership



# Key Information

Service Charge (Year Ending 30th March 2025):  
£3,125.16 per annum.

Ground Rent: There is no Ground Rent collected at this development

Council Tax: Band A

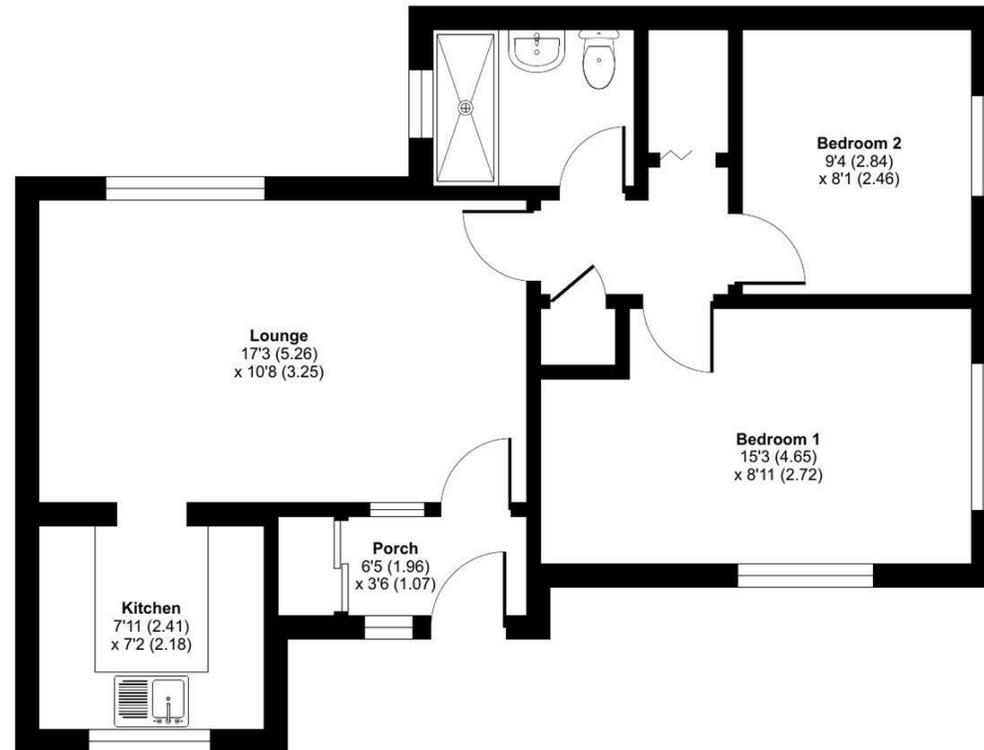
125 year Lease commencing 1997

This is a Shared Ownership property with a 70% Share.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water rates, communal lighting, heating and cleaning, communal utilities and maintenance, garden maintenance, Local Housing Manager.

Approximate Area = 604 sq ft / 56.1 sq m  
For identification only - Not to scale



EPC Rating: D

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1206751

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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