



The Esplanade Frinton-On-Sea, CO13 9DR

Sheens Letting & Management are pleased to offer to market this **THREE BEDROOM SECOND FLOOR FLAT**. The property is located on Frinton-on-Sea's seafront and benefits from direct sea views, a garage and spacious living accommodation. The property is available from 1st September 2025, please call us on 01255 852555 to book your viewing.

- **Three Bedrooms**
- **Lounge/Diner**
- **Kitchen**
- **Shower Room**
- **Balcony With Direct Sea Views**
- **Available 1st September 2025**
- **EPC Rating - D**
- **Council Tax Band - D**



£1,200 Per Calendar Month

Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

Communal entrance door leading to:

COMMUNAL HALLWAY

Stair flight to all floors. Personal wooden entrance door leading to:

ENTRANCE HALLWAY

Doors to:

KITCHEN

Fitted with a range of wood effect fronted units at both eye and floor level. Laminated wood effect square edge work surfaces. Inset single drainer sink unit with mixer tap. Inset electric oven. Inset five ring electric hob with extractor above. Integrated fridge and freezer. Integrated dish washer. Fully tiled walls. Double glazed window to rear.



LOUNGE/DINER

Two radiators. Two double glazed windows to front. Double glazed door giving access to balcony.



BEDROOM ONE

Fitted wardrobes. Radiator. Double glazed window to side.



BEDROOM TWO

Fitted wardrobes. Radiator. Double glazed window to side.



BEDROOM THREE

Radiator. Double glazed window to rear.



SHOWER ROOM

Three piece white suite. Low level WC with enclosed cistern. Hand wash basin in enclosed cistern. Wall mounted shower attachment. Wall mounted heated towel rail. Space and plumbing for washing machine. Part tiled walls. Extractor fan. Double glazed windows to rear.



OUTSIDE

Communal gardens. Communal parking. Personal garage with up and over door.



OUTSIDE - FRONT

Communal areas laid to lawn. Stocked with flowers and shrubs.



Checks For Right To Rent

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify there accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.



Selling properties... not promises

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Sheen's
The *Action* Agents

