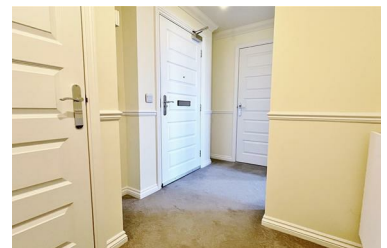




Pole Barn Lane Frinton-On-Sea, CO13 9NH

Sheens Letting & Management are pleased to offer this ONE BEDROOM SECOND FLOOR OVER 60'S RETIREMENT APARTMENT. The property is located inside Frinton Gates and is conveniently positioned within a short walk of Frinton's beach and greensward. The property is available now, so please call us on 01255 852555 to book your viewing.

- One Bedroom
- 20' x 15'8 Lounge/Diner
- Communal Lounge & Guest Suite
- Inside The Gates
- Fitted Kitchen
- Second Floor Apartment
- EPC Rating - B
- Council Tax Band - B



£850 Per Calendar Month

Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

COMMUNAL ENTRANCE DOORWAY

Security entry system leading to reception desk and communal lounge/kitchen. Communal hallways leading to:

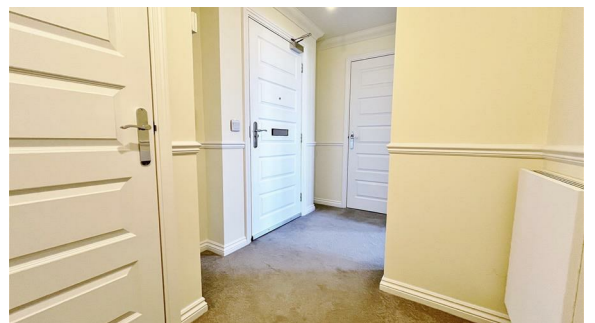


COMMUNAL LANDING



HALLWAY

Security camera entry system. Two storage cupboards. Radiator. Doors to:



LOUNGE/DINER

20'1 x 15'8

Radiator. Feature electric fireplace. Two sealed unit double glazed windows to rear aspect. Door to:



KITCHEN

9'2 x 6'7

Modern fitted kitchen with a range of matching fronted units. Square edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring electric hob with fitted extractor fan above. Built in eye level oven. Further selection of matching units at both eye and floor level. Integrated fridge and freezer. Integrated washing machine. Part tiled walls. Wood effect vinyl flooring.



BEDROOM

9'4 x 13'6

Built in wardrobe with mirrored sliding doors. Radiator. Sealed unit double glazed window to rear.



SHOWER ROOM

Modern fitted suite comprising of low level WC with concealed cistern. Vanity hand wash basin with storage cupboards under. Oversized corner shower cubicle with integrated shower. Fully tiled walls. Fitted extractor fan. Heated towel rail.



OUTSIDE



COMMUNAL GARDENS & PARKING

Well maintained communal gardens being mainly laid to lawn with well stocked borders and beds. Residents parking. Visitor parking. Buggy store.



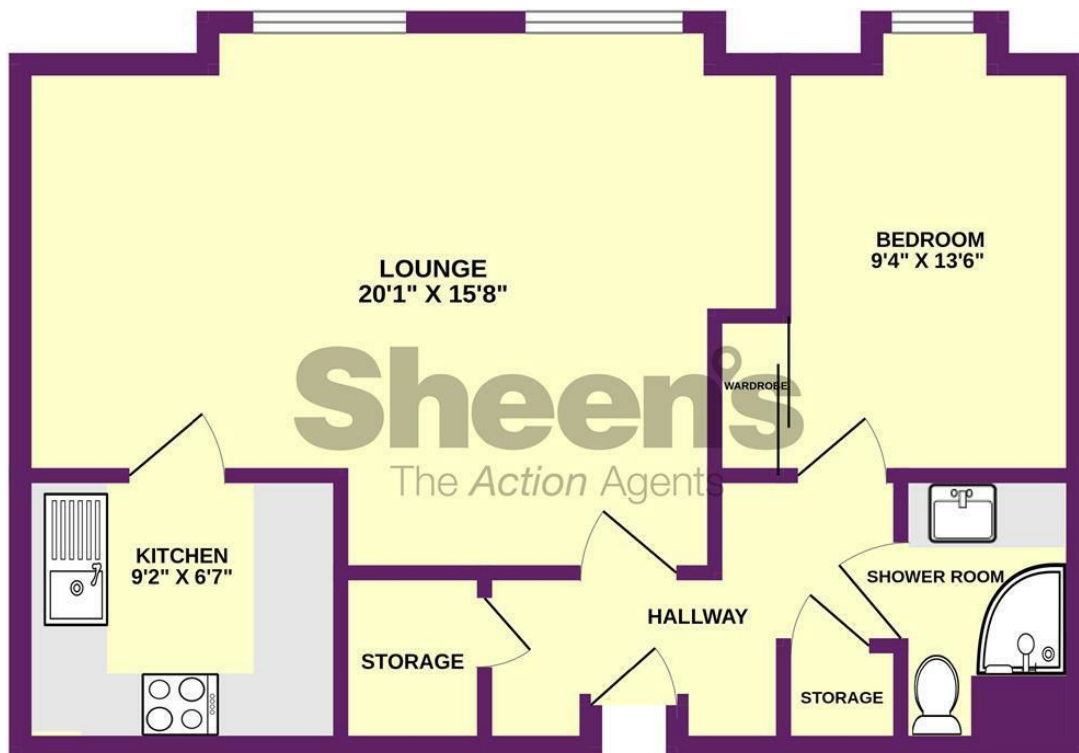
Checks For Right To Rent

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.

SECOND FLOOR



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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Selling properties... not promises

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The Action Agents