



102A, Connaught Avenue  
Frinton on Sea, CO13 9PT

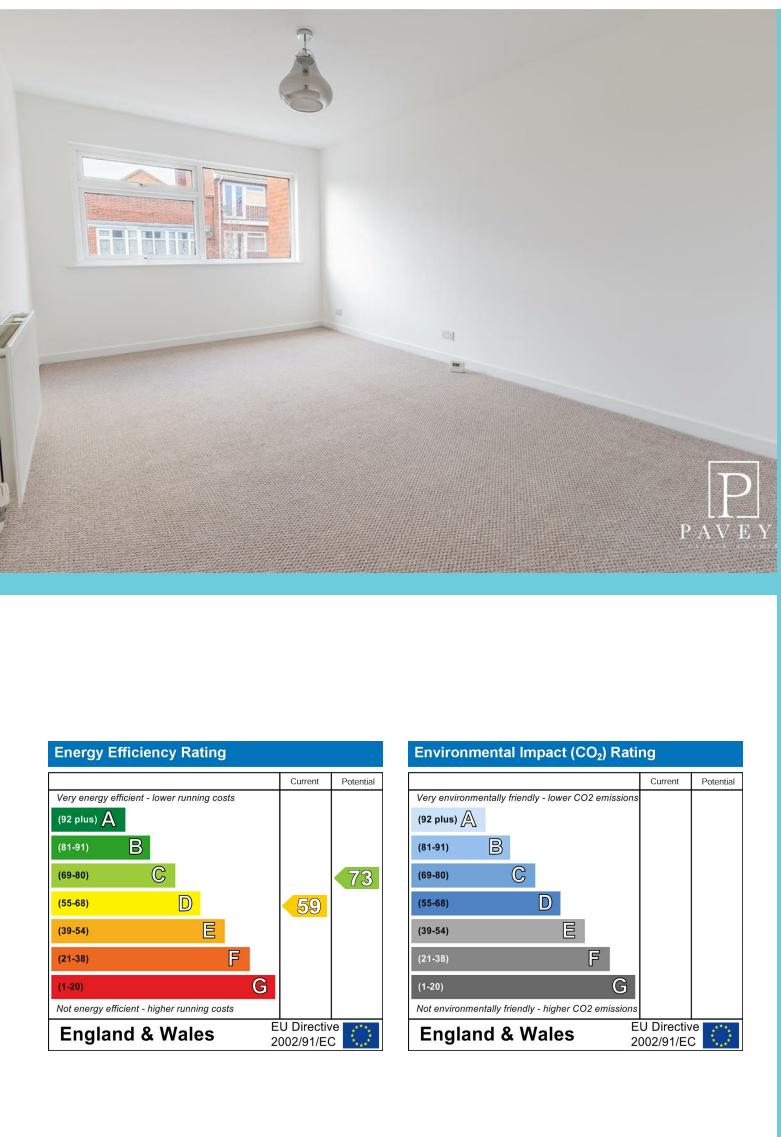
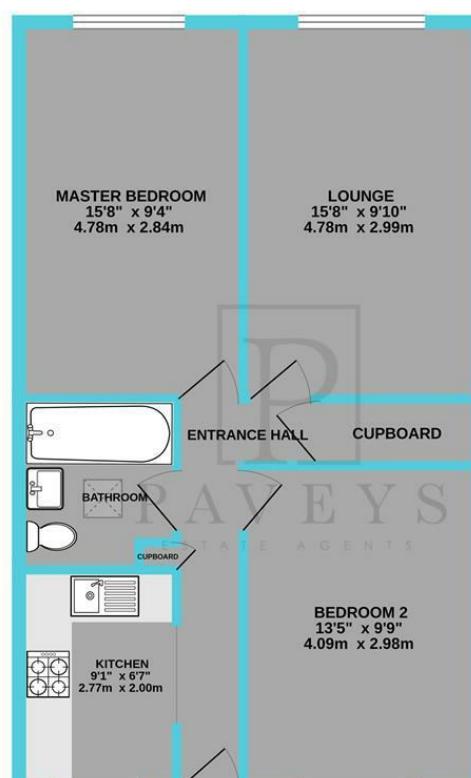
Price £185,000 Leasehold



PAVEYS  
ESTATE AGENTS

## TURN KEY FRINTON TOWN CENTRE FIRST FLOOR FLAT with LARGE PRIVATE TERRACE

Paveys Estate Agents present a splendid opportunity to acquire a fully refurbished modern flat situated above a shop located in the heart of the town. This modernised flat boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home. The flat has been thoughtfully updated having been freshly painted from top to bottom and has new flooring throughout. It also benefits from a brand new kitchen with appliances and a newly fitted bathroom suite. One of the standout features of this flat is the large private terrace, perfect for enjoying the fresh sea air or entertaining guests during warmer months. This outdoor space adds a delightful dimension to the property, allowing for a seamless indoor-outdoor living experience. Being located in the town centre means you will have easy access to local amenities, shops, and the beautiful beach that Frinton on Sea is renowned for. This apartment not only offers a modern living space but also the convenience of a vibrant community right at your doorstep. In summary, this beautifully refurbished flat above a shop on Connaught Avenue is a rare find, combining modern comforts with a prime location. It is an excellent opportunity for anyone looking to enjoy the charm of coastal living in a contemporary setting. Call Paveys to arrange your appointment to view.

GROUND FLOOR  
610 sq.ft. (56.6 sq.m.) approx.

TOTAL FLOOR AREA - 610 sq.ft. (56.6 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 inaccuracy. The floorplan is for illustrative purposes only and is not to 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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## 102A, Connaught Avenue

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## ENTRANCE HALL

Private entrance door, LVT flooring smooth ceiling, spotlights, large walk in cupboard, small built in storage cupboard, radiator with cover.

## LOUNGE 15'8 x 9'10 (4.78m x 3.00m)

Double glazed window to front with views over Connaught Avenue, newly fitted carpet, smooth ceiling, radiator.

## KITCHEN 9'1 x 6'7 (2.77m x 2.01m)

Brand new over and under counter units, work tops, matching upstands and splash back, inset stainless steel sink and drainer with mixer tap. Built in oven and gas hob with extractor hood over, brand new Beko washing machine (to remain), cupboard housing wall mounted Baxi Boiler (not tested by Agent). Double glazed window to rear, LVT flooring, smooth ceiling, spot lights, under unit lighting.

## MASTER BEDROOM 15'8 x 9'4 (4.78m x 2.84m)

Double glazed window to front with views over Connaught Avenue, newly fitted carpet, smooth ceiling, radiator.

## BEDROOM TWO 13'5 x 9'9 (4.09m x 2.97m)

Double glazed rear, newly fitted carpet, smooth ceiling, radiator.

## BATHROOM

Newly fitted modern white suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed roof lantern, LVT flooring, aqua board walls, illuminated mirror, chrome heated towel rail.

## WALK IN STORAGE CUPBOARD

Large walk in storage cupboard with power and light, electric meter and circuit board.

## OUTSIDE SPACE

The property benefits from a large private terrace area which makes the perfect space for entertaining guests and alfresco dining. The flat can be accessed via private doorway from Connaught Avenue and a second access via a stairwell from Queens Road.

## LEASE &amp; SERVICE CHARGE INFORMATION

The Vendor has advised:

The property benefits from an extended Lease to 24th March 2167 with approximately 141 years remaining.

The Service Charges are approximately £500 per annum.

The Buildings Insurance contribution is approximately £180 per annum.

There is no Ground Rent Charge.

## LEASE DISCLAIMER

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.

## IMPORTANT INFORMATION

Council Tax Band: A

Tenure: Leasehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

## DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

## MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

## REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

## AGENTS NOTE

The property has the benefit of a new Baxi 824 Combi 2 Boiler installed in September 2025 which has a 10 year warranty.

The property has the benefit of an Electrical Test Certificate issued in September 2025 and has the benefit of a replacement consumer unit.