

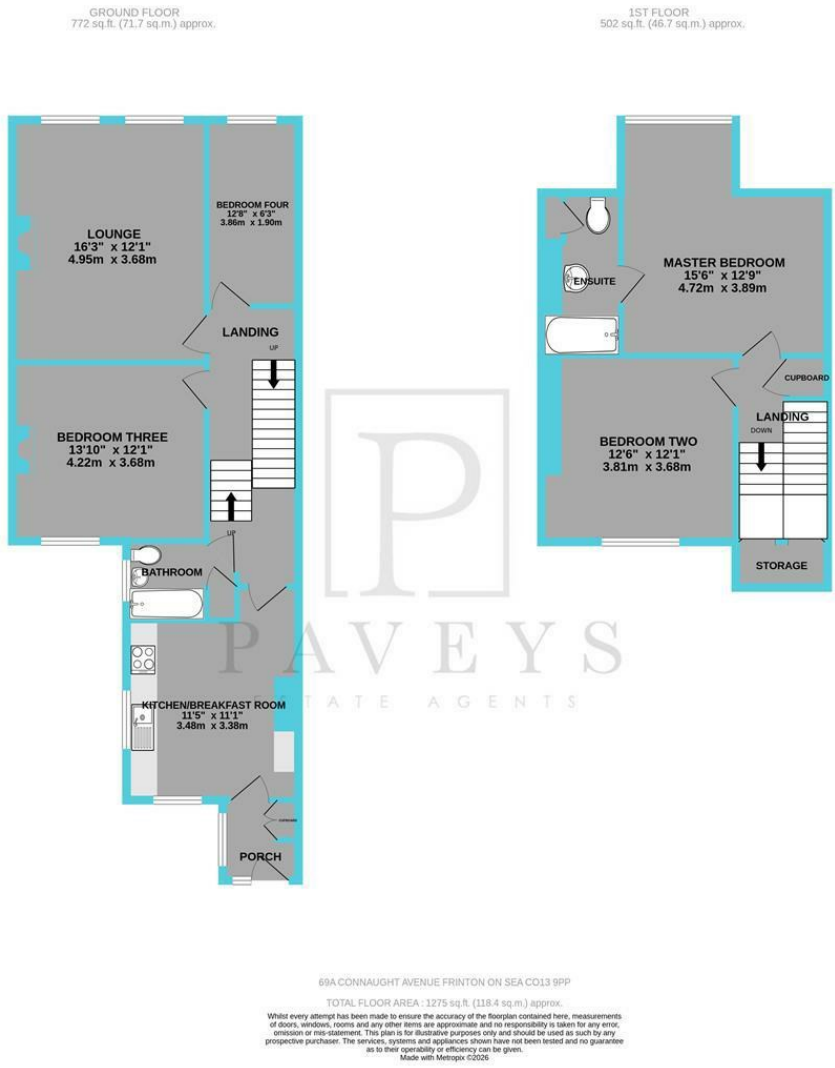
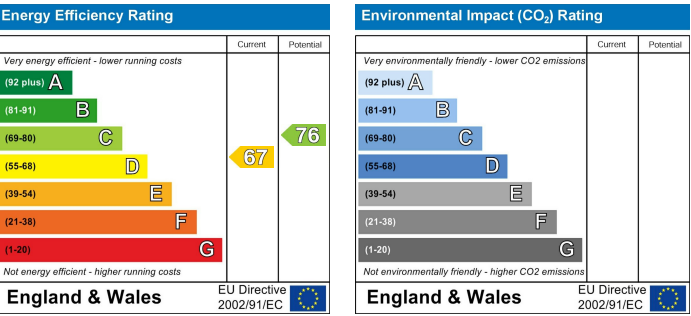


69A, Connaught Avenue
Frinton-On-Sea, CO13 9PP

Price £270,000 Leasehold

Spacious Split-Level Flat | NO ONWARD CHAIN | Prime Frinton-on-Sea Location

Offered with no onward chain, this spacious split-level flat enjoys a private entrance and a highly sought-after position just a short stroll from Frinton's beach and greensward. Accommodation comprises four well-proportioned bedrooms, two bathrooms, and a generous kitchen/breakfast room, making it ideal for families, holiday home buyers, or those seeking ample living space by the coast. Situated in the heart of Frinton-on-Sea, the property is conveniently located within easy reach of shops, cafés, restaurants, and Frinton Railway Station, providing direct services to Central London. Available now, this is a rare opportunity to secure a substantial coastal home in a prime location. We have keys, call Paveys to arrange your appointment to view!



STAIRWELL ACCESS

The property is accessed via a stair case located in Old Way and leads to the entrance door.

PORCH

UPVC double glazed entrance door, double glazed windows to front and side aspects, laminate flooring, open access to Kitchen Breakfast Room, built in cupboard.

KITCHEN BREAKFAST ROOM 11'5 x 11'1 (3.48m x 3.38m)

Modern Shaker style, newly installed, over and under counter cabinets. Work tops, inset stainless steel sink and drainer with mixer tap, Built in oven and electric hob wit extractor over, space for washing machine, space for fridge freezer. Double glazed windows to rear and side aspects, laminate flooring, radiator.

BATHROOM

Modern white suite comprising of low level WC, pedestal wash hand basin and bath with shower over. Double glazed window to side, tiled flooring, waterproof wall boarding, built in cupboard, radiator.

LOUNGE 16'3 x 12'1 (4.95m x 3.68m)

Double glazed windows to front with views over Connaught Avenue, fitted carpet, recessed fireplace, radiator.

BEDROOM THREE 13'10 x 12'1 (4.22m x 3.68m)

Double glazed window to side, fitted carpet, radiator.

BEDROOM FOUR 12'8 x 6'3 (3.86m x 1.91m)

Double glazed window to front, fitted carpet, radiator.

HALLWAY/LANDING

Exposed floor boards, stair flight to Second Floor, radiator.

MASTER BEDROOM 15'6 x 12'9 (4.72m x 3.89m)

Double glazed window to front with views over Connaught Avenue, fitted carpet, door to Ensuite Bathroom, radiator.

ENSUITE BATHROOM

White suite comprising of low level WC, pedestal wash hand basin and bath with shower and screen over. Laminate flooring, waterproof boarded walls, built in cupboard, radiator.

BEDROOM TWO 12'6 x 12'1 (3.81m x 3.68m)

Double glazed window to rear, fitted carpet, brick built fireplace, radiator.

SECOND FLOOR LANDING

Double glazed Velux style window, built in storage cupboards.

OUTSIDE

LEASE INFORMATION

SELLER IS THE FREEHOLDER, 125 YEAR LEASE WILL BE PROVIDED ON COMPLETION

IMPORTANT INFORMATION

Council Tax Band: C

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 £48 (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 our 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.