



31 Kings House, The Esplanade  
Frinton-On-Sea, CO13 9AS

**Price £550,000 Leasehold - Share of Freehold**

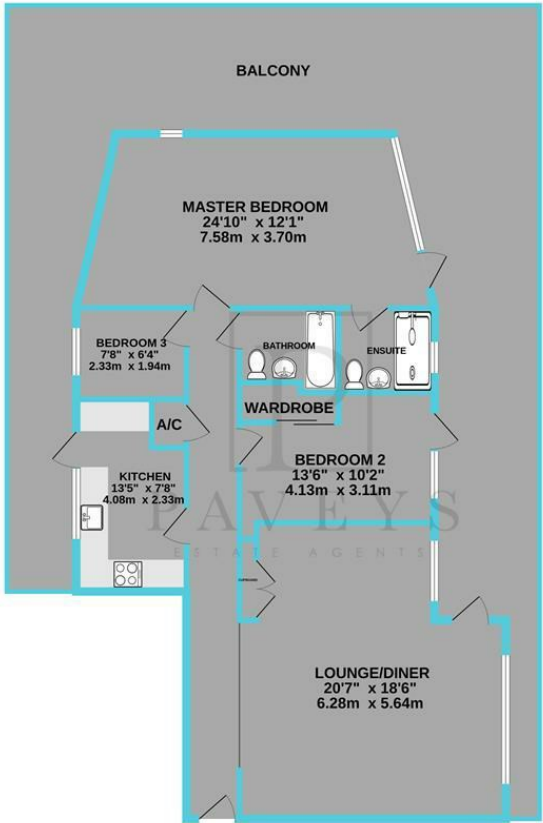


ROOFTOP APARTMENT + ROOFTOP BALCONY WITH BREATHTAKING VIEWS + DOUBLE GARAGE - NO ONWARD CHAIN Positioned on The Esplanade in the charming coastal town of Frinton-On-Sea, this exquisite rooftop apartment offers a unique blend of modern living and breathtaking views. With three well-appointed bedrooms and two stylish bathrooms, this purpose-built property is perfect for those seeking a serene retreat by the sea. The spacious reception room provides a welcoming atmosphere, ideal for both relaxation and entertaining. The highlight of this remarkable property is undoubtedly the large rooftop balcony, where you can enjoy stunning vistas of Frinton-On-Sea, making it the perfect spot for morning coffee or evening sunsets with a few drinks. In addition to its impressive living space, this apartment comes with the added convenience of a double garage, ensuring that parking is never a concern. Furthermore, the property is offered with no onward chain and a Share of the Freehold. With its prime location, you will find yourself just moments away from the beach, local shops, and eateries in Connaught Avenue. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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 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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COMMUNAL ENTRANCE HALL

Communal entrance door, security entry phone system, stairs and lift to all floors.

ENTRANCE HALL

Private entrance door, security entry phone system, wood flooring, large open access to Lounge Diner, built in airing cupboard, radiator.

LOUNGE DINER 20'7 x 18'6 (6.27m x 5.64m)

Double glazed windows to front with stunning direct sea views, double glazed door to Balcony, wood flooring, coved ceiling, feature fireplace with surround and hearth, built in cupboard, wall lights, TV point, radiators.

KITCHEN 13'5 x 7'8 (4.09m x 2.34m)

Over and under counter units, work tops, granite work tops and upstands, undermount sink with mixer tap. Built in eye level oven and microwave, electric hob with extractor hood over, wall mounted boiler (not tested by Agent), integrated dishwasher, space for fridge freezer, integrated washing machine, space for tumble dryer. Double glazed window to rear, double glazed door to Balcony, tiled flooring.

MASTER BEDROOM 24'10 x 12'1 (7.57m x 3.68m)

Double glazed window to front with stunning direct sea views, double glazed window to side, double glazed door to Balcony, wood flooring, coved ceiling, door to EnSuite Shower Room, radiator.

ENSUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and walk in shower with screen. Double glazed window to front, tiled flooring, fully tiled walls, mirror fronted medicine cabinet, chrome heated towel rail.

BEDROOM TWO 13'6 x 10'2 (4.11m x 3.10m)

Double glazed window to front, double glazed door to Balcony, wood flooring, coved ceiling, wall lights, fitted wardrobe, radiator.

BEDROOM THREE 7'8 x 6'4 (2.34m x 1.93m)

Double glazed window to rear, wood flooring, coved ceiling, radaitor.

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin and bath with shower attachment over. tiled flooring, part tiled walls, extractor fan, radiator.

ROOFTOP BALCONY

A spacious rooftop balcony which extends all of the way round the property with stunning views over the sea, beach, greensward and rooftops! The perfect place to sunbath and entertain!

STUNNING VIEWS

DOUBLE GARAGE

Positioned in a block to the rear of the property, up and over door, lighting.

LEASE & CHARGES INFORMATION

Information to follow.

The property has an approximate 90 years remaining on the Lease. The property is managed by Kings House Residents Association. The Annual Services charges (for 2026) are: To Follow. The Ground Rent is: To Follow.

IMPORTANT INFORMATION

Council Tax Band: D  
Tenure: Leasehold - Share of Freehold  
Energy Performance Certificate (EPC) rating: TBC  
The property is connected to electric, gas, mains water and sewerage.

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.

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.

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.