



The Esplanade Frinton-On-Sea, CO13 9DP

Situated in the sought after coastal town of Frinton-on-sea, inside Frinton's prestigious 'Gates', Sheens Estate Agents have the pleasure in offering for sale this TWO BEDROOM THIRD FLOOR APARTMENT. The property offers spacious accommodation with PANORAMIC SEA VIEWS and is conveniently positioned within two hundred metres of shopping amenities in Connaught Avenue and within a quarter of a mile of Frinton's mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Open Plan Lounge/Diner/Kitchen
- Panoramic Sea Views
- Sea Front Location
- Balcony
- Private Undercover Allocated Parking With Power/Water Supply
- No Onward Chain
- Beautifully Presented Throughout
- Council Tax Band C
- EPC Rating C



Price £350,000 Leasehold

The Esplanade, Frinton-On-Sea, CO13 9DP

Accommodation comprises with approximate room sizes:-

Communal entrance door with security intercom system leading to:

Communal Hallway

Stair flight and lift to all floors.

Third Floor

Composite door leading to:

Entrance Hall

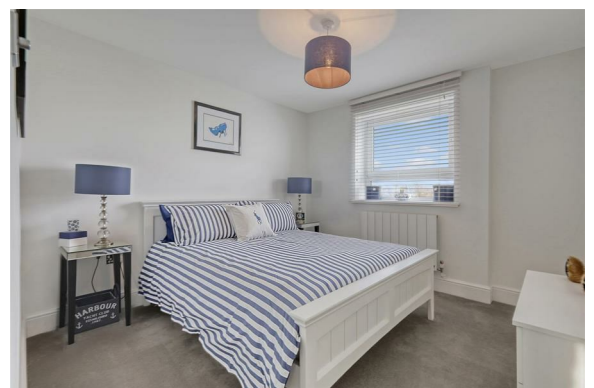
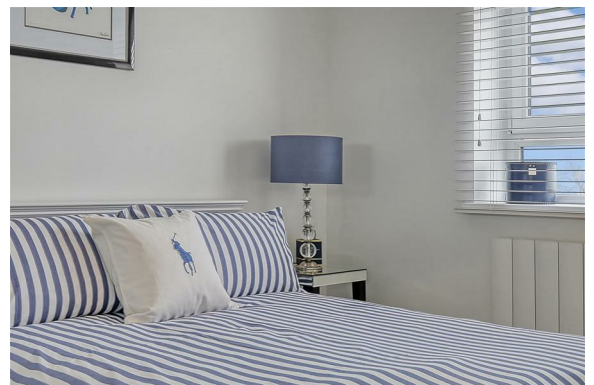
Built in storage cupboards. Spotlights. Radiator. Door to:



Master Bedroom

12' x 10'6"

Built in wardrobe. Sealed unit double glazed window to side with direct sea views.



Bedroom Two

10'7" x 10'1"

Built in wardrobe. Sealed unit double glazed window to side with direct sea views.



Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and high gloss drawers under. Fitted shower cubicle with wall mounted shower attachment. Tiled splashback. LVT flooring. Fitted mirror. Spotlights. Wall mounted heated towel rail. Sealed unit double glazed windows to side.



Kitchen

11' x 8'6"

Selection of matching units both at eye and floor level. Work surfaces with inset stainless steel bowl sink double drainer. Plumbing for automatic washing machine (n/t). Part tiled walls. Window to rear.



Lounge/Diner

22'9" x 12' max

Inset electric fire. Telecom system. Radiator. Sealed unit double glazed windows to side with sea views. Sealed unit double glazed sliding patio doors leading to:



Balcony

Seating area with glass balustrade offering one of the finest views of the Frinton coast/seafront.



Kitchen

Bespoke kitchen fitted with a range of matching high gloss fronted units. Quartz work surfaces. Inset one and a half ceramic sink. Inset four ring electric electric with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Enclosed combination boiler providing heating and hot water throughout. Quartz splashback. LVT flooring. Inset wine cooler. Under cupboard lighting. High gloss curved corner units. Spotlights. Sealed unit double glazed window to side with sea views and views over to Great Holland.



Communal Areas

Hard standing allocated parking space. Communal gardens.

Alternate Views



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 125

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 2600

Service charge review period (year/month):

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

JD/3.25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.



Ground Floor
Approx. 67.8 sq. metres (729.9 sq. feet)



Total area: approx. 67.8 sq. metres (729.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Frinton Court, Frinton

Selling properties... not promises

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