



## Queens Road Frinton-On-Sea, CO13 9BP

Being offered with NO ONWARD CHAIN and boasting PARTIAL SEA VIEWS, Sheen's Estate Agents have the pleasure in bringing to market this in need of modernisation TWO/THREE BEDROOM FIRST FLOOR APARTMENT. The property is perfectly positioned inside the Frinton 'Gates' which benefits from being within 100 metres of the seafront and the picturesque 'Greensward' and within a quarter of a mile of the town centre with its range of boutique shops and restaurants. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two/Three Bedrooms
- Bedroom Three/Dining Room
- 19'3 max Lounge
- 10'5 Kitchen
- Wet Room
- Partial Sea Views
- Garage
- No Onward Chain
- Council Tax Band C
- EPC Rating C



**Price £205,000 Leasehold**

## Accommodation comprises -

The accommodation comprises approximate room sizes:

Communal entrance door with security intercom system to:

### Communal Entrance Hall

Stairs to all floors. Rear door leading to Garages.

### First Floor Landing

Personal entrance door to;

### Hallway

Radiator. Storage cupboard. Further storage cupboard house gas boiler (not tested). Doors to:

### Lounge

19'3max x 12'

Double glazed window to front with partial sea views to the side.

Radiator. Sliding doors to:



### Dining Room/Bedroom Three

16' x 8'6

Double glazed window to front. Radiator.



### Kitchen

10'5 x 8'5

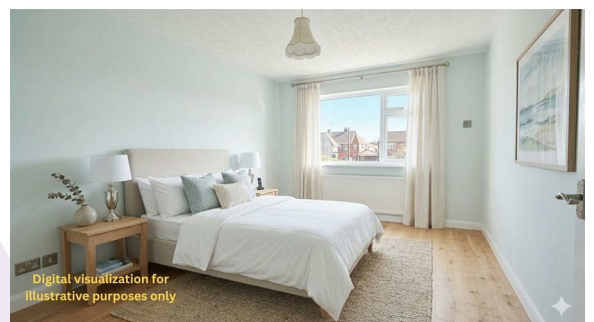
Comprises; laminated worksurfaces with inset one and a half bowl single drainer sink unit. Inset four ring gas hob. Integrated oven and grill. All appliances not tested. Plumbing and space for washing machine and under counter fridge or freezer. Selection of matching cupboards and drawers. Double glazed window to rear.



### Bedroom One

14'3 x 10'5

Double glazed window to front. Radiator. Built in storage cupboard.



### Bedroom Two

12'9 x 8'7

Double glazed window to rear. Radiator. Built in storage cupboard.



### Wet Room

Wall mounted electric shower (not tested). Vanity hand wash basin. Part tiled walls. Double glazed window to rear.



### WC

Low level WC. Wall mounted wash basin. Part tiled walls. Double glazed window to rear.

### Outside Rear

Garage located in block to the rear.



## Material Information - Leasehold Property

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band; C Payable 2025/2026 £2059.18 Per Annum

Length of lease (years remaining): 134 Annual ground rent amount (£): £150 Ground rent review period (year/month): Annual service charge amount (£): £1196.92 Service charge review period (year/month): tbc

Any Additional Property Charges:

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):

For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

## Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

## LE 0426

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

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

## Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a Deed dated 4 September 1886 and Conveyances dated 21 May 1890 and 20 August 1913. These include specific prohibitions against the use of the land for trade or business, the sale of intoxicating liquors, and the placement of temporary structures like caravans or tents. We recommend that all prospective buyers review the official Register of Title and the accompanying Lease with their legal representative to satisfy themselves as to the full extent of these entries.

## Particular Disclaimer -

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

We have included virtually staged images of some of the rooms demonstrate the incredible potential for modernization. These designs show how the space can be transformed and not a reflection of the current condition.

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## GROUND FLOOR



CLANDON HOUSE

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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**Sheen's**  
The Action Agents