



## Easton Way Frinton-On-Sea, CO13 9NX

\*\*\* CASH BUYERS ONLY DUE TO LOW LEASE \*\*\*  
Situated in the sought after coastal town of Frinton-on-sea overlooking Frinton's Award Winning Greensward and Seafront, Sheen's Estate Agents are delighted to bring to market this TWO DOUBLE BEDROOM FIRST FLOOR FLAT. The property is in need of modernisation but would be an ideal holiday home accommodating a garage, communal parking and a balcony with stunning SEA VIEWS. The property is conveniently located within a stones throw from Frinton's seafront and is within one and a half miles of Frinton's town centre with shopping amenities in Connaught Avenue and mainline railway station. The property is being offered with no onward chain and it is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- First Floor Apartment
- Balcony With Stunning Sea Views
- Lease Extension Required
- Garage In Block
- Share Of Freehold
- Overlooks Frinton's Greensward
- Modernisation Required
- No Onward Chain
- Council Tax Band - B / EPC Rating - D

Price £235,000 Leasehold



Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:

### Communal Hall

Stair flight to all floors. Hardwood door leading to:



### Hallway

Built in storage cupboard. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Radiator. Doors to:



## Bedroom One

12'9" x 12"

Fitted wardrobe. Radiator. Sealed unit double glazed window to rear with elevated sea views.



## Kitchen

9'10" x 8'10"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain. Fitted extractor hood. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to front.



## Shower Room

Suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with sliding doors and wall mounted shower attachment. Part tiled walls. Radiator. Obscured sealed unit double glazed window to front.



## Bedroom Two

13" x 9'1"

Fitted wardrobe. Radiator. Sealed unit double glazed window to front.



## Lounge/Diner

16'7" x 13'2"

Radiator. Sealed unit double glazed window to side. Sealed unit double glazed window to front with elevated sea views. Sealed unit double glazed sliding patio door leading to:



## Balcony

Potential seating area overlooking Frinton's Greensward offering stunning elevated sea views.



## Outside

Property comes with a garage housing an up and over door. Majority laid to paving providing access to further communal private parking. Remainder laid to well maintained garden areas with an array of trees, flowers and shrubs. Communal bin area. Access to greensward via a secured side gate.



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 71 years approx.

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1400 including ground rent and buildings insurance

Service charge review period (year/month): Annually

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note:

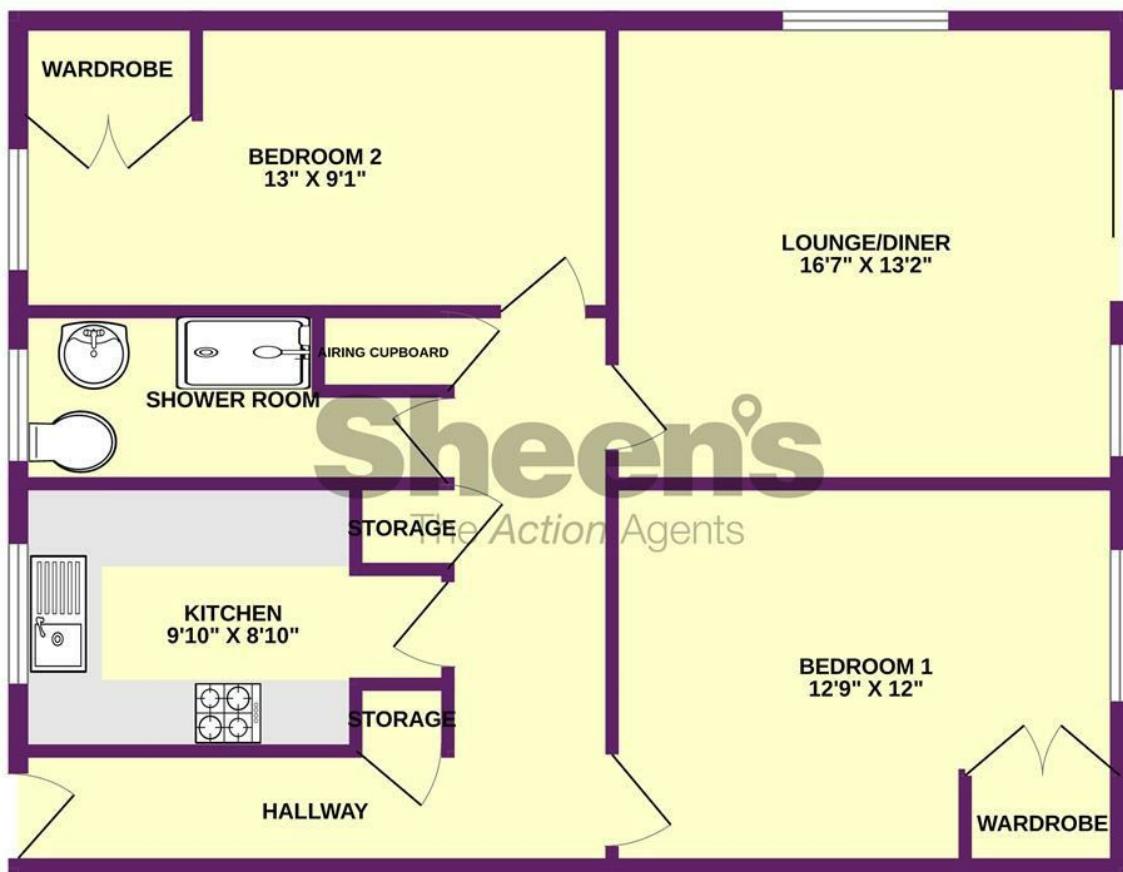
**ANTI-MONEY LAUNDERING REGULATIONS 2017** - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

**REFERRAL FEES** - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Disclaimer - wide angle lens etc.

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

## GROUND FLOOR



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