



## Frinton Court, The Esplanade Frinton-on-Sea, CO13 9DW

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 THREE BEDROOM PENTHOUSE. The property offers spacious accommodation with STUNNING 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.

- Three Bedrooms
- Open Plan Lounge/Kitchen
- Panoramic Sea Views
- Sea Front Location
- Balcony
- Garage in Block
- No Onward Chain
- Stunning Throughout
- Council Tax Band - D
- EPC Rating - D



Offers In The Region Of £300,000 Leasehold

Accommodation comprises with approximate room sizes:-

Communal entrance door with security entry system leading to communal hallway with stairs and lift to all floors.

### 11th Floor

Obscured hardwood entrance door leading to:-

#### Hallway

Two built in storage cupboards. Two radiators. Wood effect laminate flooring. Doors to:-



#### Open Plan Lounge/Kitchen

23'2" x 12'3"

Fitted wooden panelled media wall with inset electric fire under. Radiator. Wood effect laminate flooring. Sealed unit double glazed sliding patio door to balcony offering stunning direct sea views.



## Kitchen Area

Fitted in a range of matching high gloss fronted units. Square edge marble effect work surfaces. Inset ceramic sink bowl and drainer unit. Inset four zone electric hob with inset central extractor fan. Built in eye level electric oven and grill. Integrated fridge/freezer. Further range of matching units both eye and floor level. Inset wine/beer cooler. Fitted breakfast bar. Wood effect laminate flooring. Sealed unit double glazed window to wide offering sea and farmland views.



## Balcony

Stunning panoramic sea views. Glass balustrade.



## Master Bedroom

12'3" x 11'4"

Two built in storage cupboards. Two radiators. Wood effect laminate flooring. Doors to:-



### Bedroom Two

11'5" x 10'8"

Radiator. Sealed unit double glazed window to side offering sea and farmland views.



### Bedroom Three

15'11" x 6'8"

Built in wardrobe. Radiator. Sealed unit double glazed window to front offering sea views.



### Bathroom

Modern suite comprises of low level w/c. Vanity hand wash basin with storage drawers under. Fitted panelled bath. Fitted walk in shower cubicle with rainfall shower head and wall mounted shower attachment. Spotlights. Part tiled walls. Part tiled floor. Remainder wood effect laminate flooring. Spotlights. Radiator. Obscured sealed unit double glazed window to rear.



## Utility

11'3" x 9'1"

Fitted in a range of matching fronted units. Rolled edge work surfaces. Plumbing for washing machines. Wall mounted combination boiler providing hot water and heating throughout. Spotlights. Radiator. Wood effect laminate flooring. Sealed unit double glazed window to rear. Door to:-



## Cloakroom

White suite comprises of low level w/c. Vanity wash hand basin with storage cupboards under. Spotlights. Wood effect laminate flooring.



## Communal Areas

Communal library. Communal gardens. Garage in block.



## Material Information - Leasehold Property

Tenure:

Length of lease (years remaining): 62

Ground rent amount (£): £100.00 per quarter.

Ground rent review period (year/month):

Service charge amount (£): £931.39 per quarter.

Service charge review period (year/month):

Council Tax Band: D - £2216.84

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note

### DH 09.25

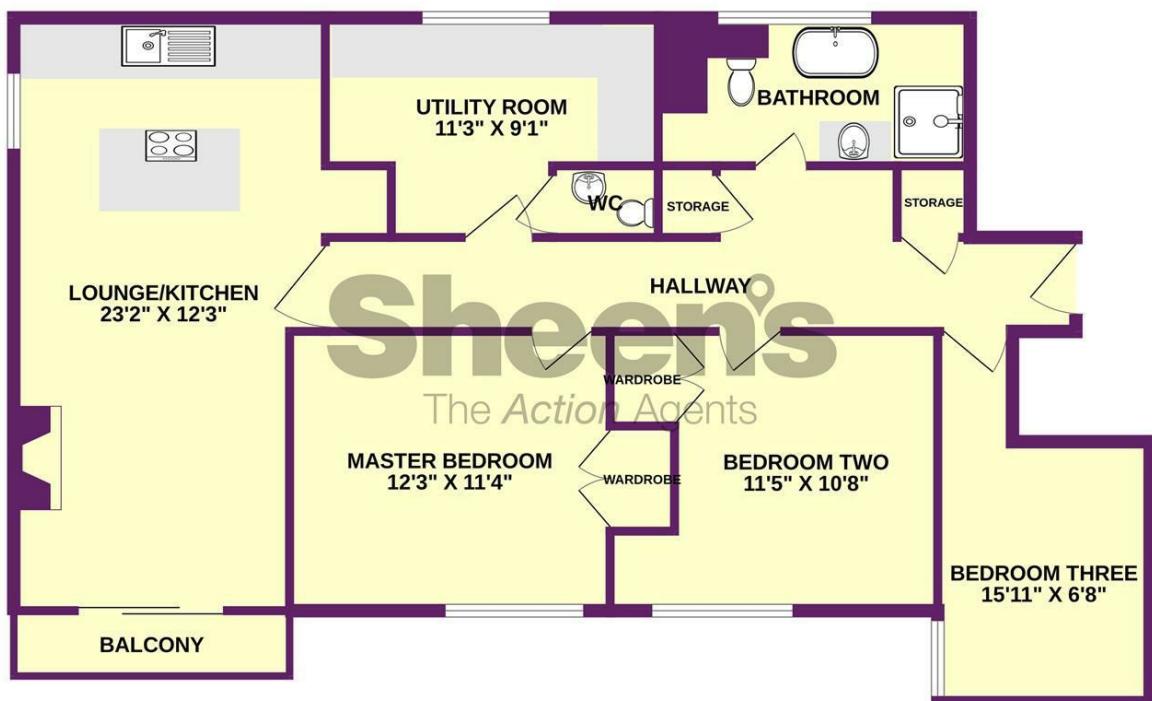
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

### 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.

## 11TH 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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The Action Agents