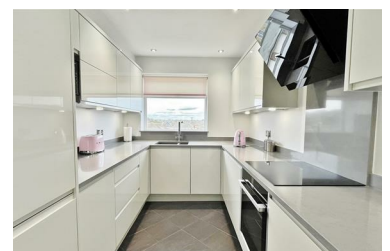




Dolphin Court Frinton-on-Sea, CO13 9PB

RARE OPPORTUNITY Situated inside the prestigious 'Gates' of Frinton-on-sea, within a stones throw away from Frinton seafront and DIRECT STUNNING SEA VIEWS. Sheen's Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT. The property is in immaculate condition throughout and is being offered with NO ONWARD CHAIN. The apartment is also conveniently located within one mile of Frinton's town centre and mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Direct Sea Views
- Immaculate Throughout
- Frinton-on-Sea
- No Onward Chain
- Share of Freehold
- Two Double Bedrooms
- Garage in Block
- Communal Gardens
- EPC Rating C
- Council Tax Band C



Price £265,000 Leasehold - Share of Freehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

Entrance Hall

Wood effect laminate flooring. Built in storage cupboards housing combination boiler providing heating and hot water throughout and plumbing for washing machine. Radiator. Door leading to:



Lounge

16'4" x 11'11"

Wood effect laminate flooring. Radiator. Sealed unit double glazed window to front aspect offering stunning sea views. Door leading to:



Sun Room

9'5" x 5'6"

Range of sealed unit double glazed windows to front and side aspects. Sealed unit double glazed sliding windows to front aspect offering stunning sea views.



Kitchen

9'6" x 7'5"

Fitted with a range of luxury matching high gloss fronted units. Stone rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring induction hob with extractor hood above. Built in electric oven under. Further selection of matching high gloss units both at eye and floor level. Tiled flooring. Integrated dishwasher. Integrated fridge and freezer. Eye level built in microwave. Sealed unit double glazed window to rear.



Bedroom One

12'9" x 11'1"

Wood effect laminate flooring. Radiator. Sealed unit double glazed window to sun room.



Bedroom Two

11'6" x 8'5"

Wood effect laminate flooring. Built-in double wardrobe with cupboards over. Radiator. Sealed unit double glazed window to rear.



Shower Room

White suite comprises of low level w/c. Vanity wash hand basin set in unit with cupboards and shelving. Fitted corner shower cubicle with wall mounted integrated shower. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to rear.



Outside - Front

Communal gardens. Laid to lawn with pathways to all apartments. Sea views.



Outside - Rear

Garage in block with up and over door.



Material Information - Leasehold Property

Tenure:

Council Tax: Tendring District Council; Council Tax Band C - £2059.18

Length of lease (years remaining): 952 Annual service charge amount (£): £1,300.00 including Ground Rent

Any Additional Property Charges: N/A

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: N/A

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.

DH/03.26

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.

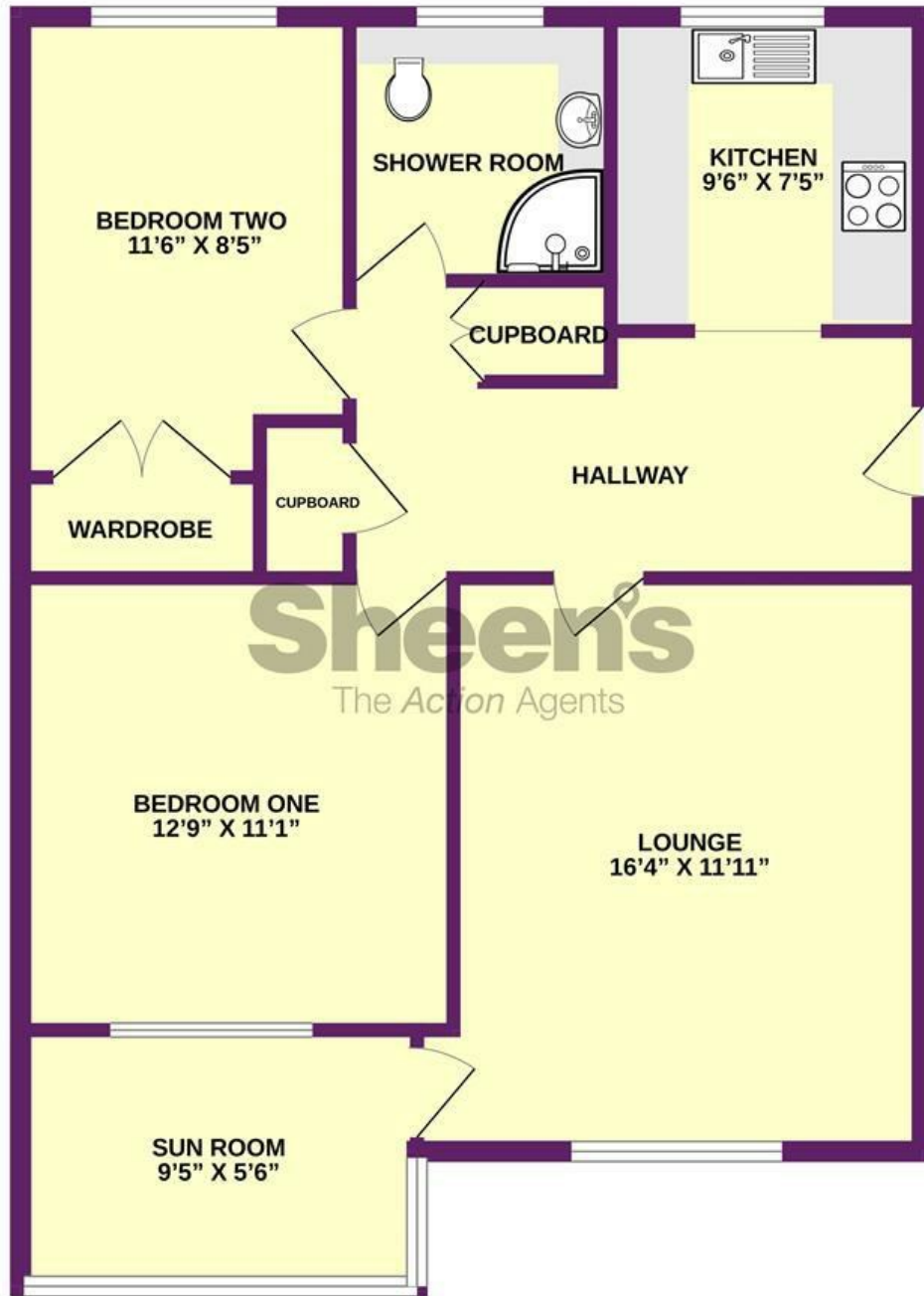
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms 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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents