



Ivanhoe, Second Avenue Frinton-on-Sea, CO13 9LY

Located in the 'Avenues' of Frinton is this unique, versatile beautifully presented TWO DOUBLE BEDROOM SPLIT LEVEL APARTMENT. 'Ivanhoe', which was once a large Edwardian house built in 1912 for Sir John Hood and converted in 1965, now boasts exceptionally large apartments with an abundance of original features and stunning views of the mature landscaped communal gardens. Frinton's seafront and Greensward are a stones throw from the property along with the town centre and railway station which are within a short stroll. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Unique Accommodation
- Split Level Apartment
- Modern Living Space Throughout
- Two Main Bathrooms & Ground Floor Cloakroom
- Kitchen/Breakfast Room
- 'Avenue's Location'
- Share of Freehold
- EPC Rating E
- Council Tax Band - A



Price £275,000 Leasehold - Share of Freehold

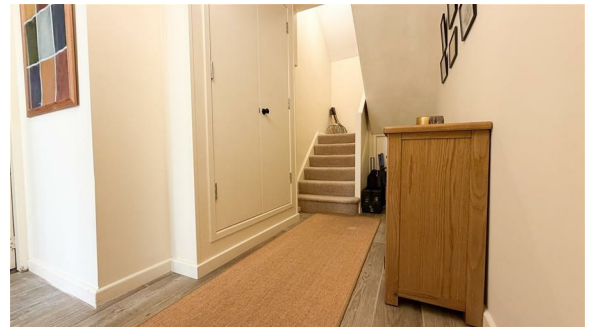
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

The accommodation comprises approximate room sizes:

Obscured original hardwood entrance door leading to:-

ENTRANCE HALLWAY

Stair flight to first floor. Under stairs storage cupboard. Fitted double length meter cupboard. Wall mounted modern electric storage heater. Tiled flooring. Door to:-



KITCHEN/BREAKFAST ROOM

14' x 6'4

Modern fitted fronted units. Rolled edge wood effect worksurfaces. Inset bowl sink drainer unit with mixer tap. Inset four ring electric hob with built in oven under. Further selection of matching units at both eye and floor level. Integrated fridge and washing machine. Part tiled walls. Extractor fan. Tiled flooring. Wall mounted electric panel heater. Sealed unit double glazed leadlight windows to rear.



CLOAKROOM

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Part tiled walls. Tiled flooring. Extractor fan.



LOUNGE

13'8 x 10'9

Wall mounted modern electric storage heater. Sealed unit double glazed leadlight windows to rear. Sealed unit double glazed Georgian style door giving access to rear. Door to:-



BATHROOM

Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled bath with fitted shower attachment and bi-folding glass shower screen. Part tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Built in storage cupboards at eye and floor level.



BEDROOM ONE

15'7 x 12'2

Wall mounted modern electric storage heater. Sealed unit double glazed leadlight windows to side.



FIRST FLOOR LANDING

Potential for self contained one bedroom apartment. Square edge worksurface with built in storage cupboards under and above. Space for fridge. Further walk in storage cupboard with square edge worksurfaces and space for freezer. Wall mounted electric panel heater. Part carpet and part tiled flooring leading to obscured sealed unit double glazed entrance door. Door to:-



BEDROOM TWO

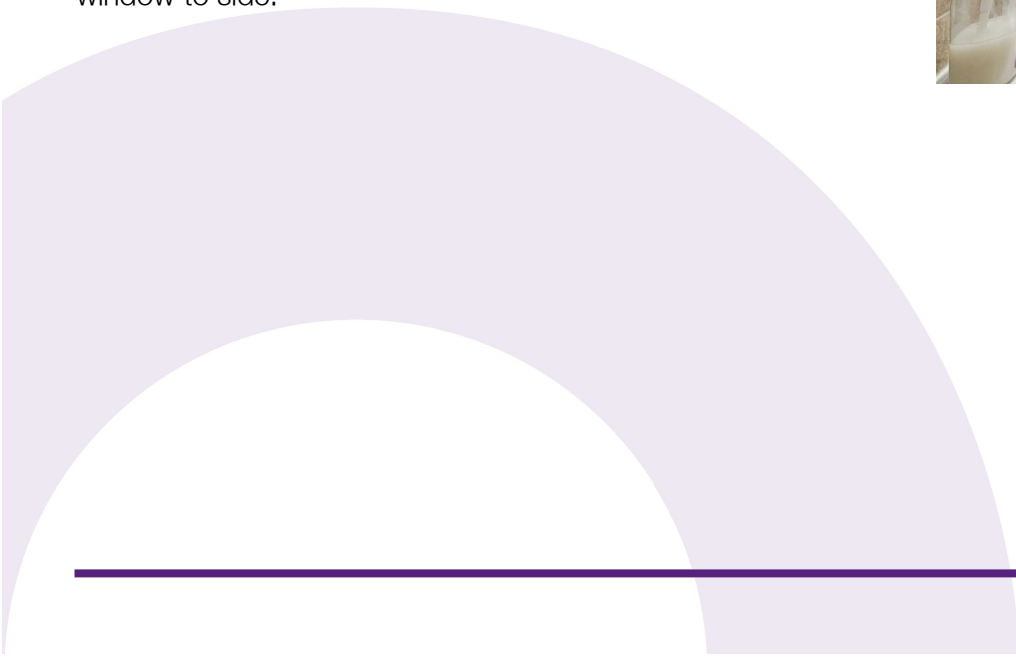
12'7 x 11'8

Wall mounted modern electric storage heater. Built in double wardrobe. Sealed unit double glazed leadlight windows to side.



BATHROOM

Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled bath with wall mounted integrated rainfall shower and separate attachment. Fitted glass bi-folding shower screen. Fully tiled walls. Tiled flooring. Heated towel rail. Sealed unit double glazed leadlight window to side.



COMMUNAL GARDENS

Beautiful mature landscaped gardens to the front, side and rear of the property. Gazebo offering garden furniture storage.



OUTSIDE - FRONT



Tenure: Leasehold
Council Tax: Tendring District Council.
Council Tax Band; A
Payable 2026/2027 £154439 Per Annum

Length of lease (years remaining): 938. Annual service charge amount (£): £280.00. Service charge review period (year/month): 2026

Any Additional Property Charges:

Services Connected:

(Gas): N/A (Electricity): Mains (Water): Mains (Sewerage Type): Mains Drainage (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.

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.

Agents Note - Restrictive Covenants on Title

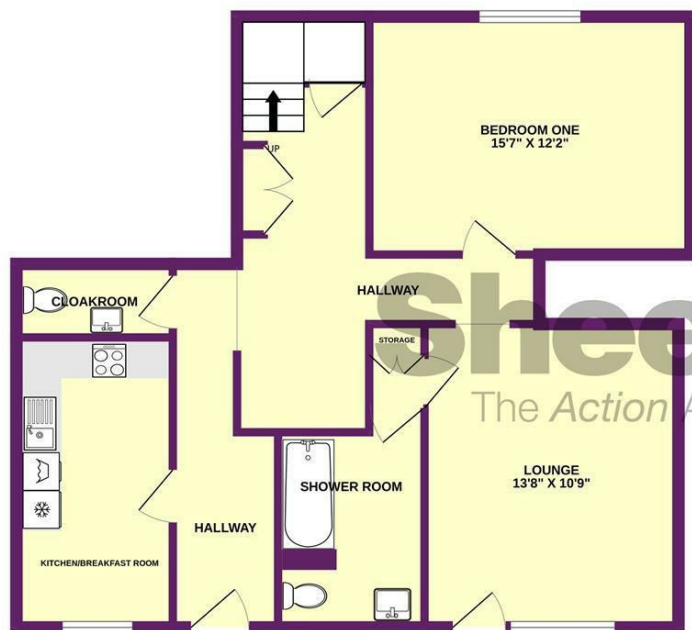
Material Information: This property is leasehold (Flat 2, basement and ground floors) held on a 940-year lease from 31 October 2024, which contains restrictions regarding alienation (assigning/subletting). The title is subject to positive, indemnity, and historic restrictive covenants (dating from 1886, 1913, 1967, and 1986) that restrict the property to private residential use, prohibit commercial operations, nuisances, visible advertisements, and temporary structures, and limit rights to light or air over adjoining boundaries.

GP 06/26

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.

GROUND FLOOR



1ST 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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