

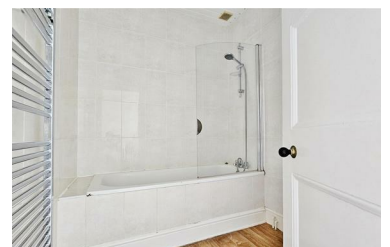


Connaught Avenue Frinton-On-Sea, CO13 9PR

Located on the first floor of this impressive character and unique building inside the gates of the prestigious coastal town of Frinton-on-Sea, is this spacious TWO DOUBLE BEDROOM FLAT. The property offers spacious accommodation throughout and Frinton-on-Sea's award winning beach and sea front is just a short stroll away. An early internal inspection is strongly advised to appreciate this beautiful property on offer.

- Two Bedrooms
- First Floor
- Ideal Investment
- Two Reception Rooms
- Character Property
- Inside 'Frinton' Gates
- Close to Shopping Amenities & Seafront
- No Onward Chain
- Council Tax Band - B
- EPC Rating - D

Price £209,995 Leasehold



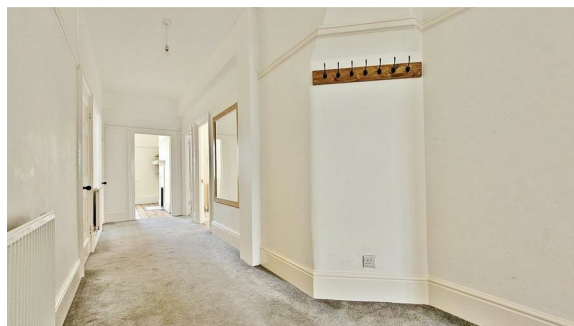
Accommodation comprises with approximate room sizes:-

First Floor Communal Hallway

Private wooden entrance door to:

Hallway

Two large storage cupboards. Two radiators. Open access to:



Inner Hall

Radiator. Sash window to front. Door to:



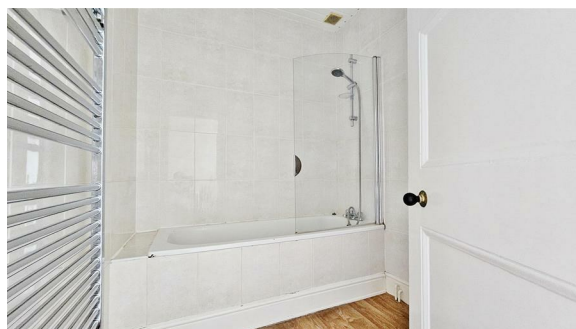
WC

Low level WC. Vinyl flooring. Radiator.



Bathroom

Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail.



Dining Room

14'4" x 10'

Built in airing cupboard. Laminate flooring. Two radiators. Sash window to side. Open access to:



Kitchen

10'10" x 6'10"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Wall mounted combination boiler providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Space for fridge/freezer. Plumbing for washing machine. Sash style window to front and side.



Bedroom One

16'4" x 13'

Brick featured fireplace with open fire. Two radiators. Two sash windows to side.



Bedroom Two

11'10" x 8'11"

Featured fireplace. Wooden flooring. Radiator. Sash window to rear.



Lounge

16'5" x 15'11"

Wooden surround with tiled hearth and open fire. Three radiators. Sash windows to side and rear.



Outside

The property is located on the corner of Connaught Avenue & Harold Grove.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 106

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 330

Service charge review period (year/month):

Council Tax Band: B - £1724.21

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

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

Non-Standard Property Features To Note: None

JD 0825

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.

Particular Disclaimer

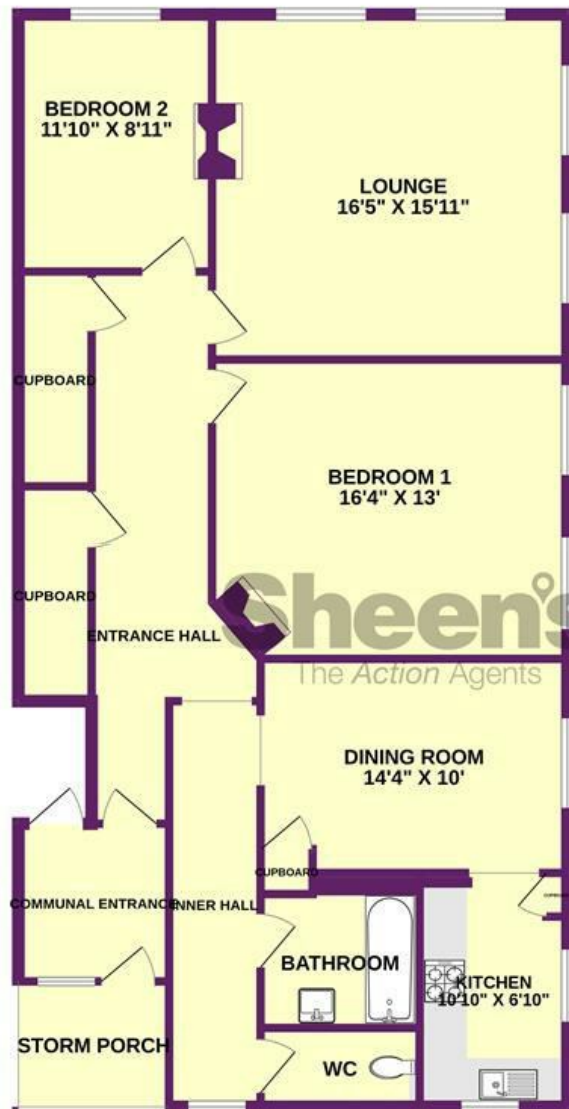
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Lease info

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.



GROUND FLOOR



CONNAUGHT AVENUE

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

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

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