



The Esplanade Frinton-On-Sea, CO13 9DW

Situated inside the prestigious 'Gates' of Frinton-on-sea offering a BALCONY with phenomenal SEA VIEWS, Sheen's Estate Agents have the pleasure of offering for sale this TWO BEDROOM SEVENTH FLOOR APARTMENT. The property is conveniently located at the end of the infamous Connaught Avenue - Frinton's town centre with shopping amenities and is on Frinton's Esplanade seafront. Frinton's mainline railway station with links to London Liverpool Street is situated within less than one mile of the property and it is in the valuers opinion that an internal inspection is highly recommended to avoid disappointment.

- **Superb Sea Views**
- **Excellent Location**
- **Two Double Bedrooms**
- **Frinton beach and Walton-on-the-Naze Pier Views**
- **Countryside Views to Great Holland & Holland-on-Sea to the Rear**
- **Larger than average Garage**
- **No Onward Chain**
- **Inside The Gates**
- **Council Tax Band - C**
- **EPC Rating - C**



Price £300,000 Leasehold

The accommodation comprises approximate room sizes:

Communal Entrance

Communal Entrance Security Door to;

Communal Entrance Hall

Two lifts to all floors. Stairs to all floors. Door to Communal Library.

Seventh Floor Entrance

Entrance door giving access to;

Hallway

Built in storage cupboards with mirror fronts. Karndean Herringbone style flooring throughout with doors to:-



Lounge / Diner

23'4" x 12'1"

Balcony with double glazed bi folding doors offering sea views. Cupboard with mirror front, including water softener inside (not tested). Dual aspect outlook, with back views over countryside to Holland on-Sea. Radiator.



Balcony

Enclosed by glass and steel balustrade. Sea views. Fully opening bi folding glass doors.



Kitchen

9'9" x 9'1"

Fitted with a range of modern Crown eye and floor level units, fitted by Ashley's of Frinton, with under unit lighting. Tiled walls and floor with under floor heating. Rangemaster professional oven, 5 ring gas hob; Rangemaster extractor fan with light over; Rangemaster American style fridge freezer plumbed in for ice maker and filtered water. Bosch integrated washing-machine and dishwasher (all appliances not tested). Wall mounted combination boiler concealed in cupboard (not tested). Butler sink. set in quartz effect worksurfaces. Views over countryside to Holland-on-Sea and Clacton.



Bedroom 1

12'1" x 11"

Built in wardrobes with mirror fronts. Sealed unit double glazed window to front with Frinton, Walton sea views. Radiator.



Bedroom 2

11'1" x 10'6"

Fitted wardrobes with mirror fronts. Sealed unit double glazed window offering views of Frinton and Walton's beaches and pier.



Bathroom

Stained glass window over door. Ashley's of Frinton fitted Crown cupboards and White suite comprises w/c with concealed cistern. Butler style basin. Jacuzzi bath with shower attachment. Double shower walk in cubicle. Fully tiled walls. Heated electric towel rail and gas heated towel rail for all year-round warm towels. Tiled flooring with underfloor heating. Obscured sealed unit double glazed window to countryside.



Outside

Garage with newly fitted electric door operated by key fob; electric and lighting. Garage seen from balcony.



Material Information - Leasehold Property

Tenure:

Council Tax: Tendring District Council; Council Tax Band: C Payable 2026/2027 £2316.58 Per Annum

Length of lease (years remaining): 127 Annual ground rent amount (£): 0 Ground rent review period (year/month): Annual service charge amount (£): £3842.88 Service charge review period (year/month):

Any Additional Property Charges:

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:

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.

LE0626

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.

Covenants on Title

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a Deed of Covenant dated 4 September 1886 and Conveyances dated 21 May 1890 and 13 July 1892. These include strict requirements to use the property as a private dwelling/house only, absolute prohibitions on trades, workshops, manufactories, or operative machinery, and restrictions preventing temporary structures such as caravans, tents, or huts. Development is subject to a specific building line (indicated by a blue broken line on the title plan) and boundary fence maintenance. We recommend that all prospective buyers review the official Register of Title and the accompanying Lease with their legal representative to satisfy themselves as to the full extent of these entries.

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.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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