



## Frinton Court Frinton-On-Sea, CO13 9DN

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 TWO BEDROOM, THIRD FLOOR APARTMENT. The property offers spacious accommodation with 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.

- Two Double Bedrooms
- Direct Sea Views
- 22'9" Lounge/Diner
- Balcony To Front
- Off Street Parking
- White Bathroom Suite
- No Onward Chain
- Close To Amenities
- Keys To View
- EPC Rating TBC/ Council Tax Band C



**£250,000 Leasehold**



Accommodation comprises with approximate room sizes:-

## Communal Entrance:-

Automatic doors with key fob entry system leading to communal entrance hall. Stair flight and lift to all floors.

## Third Floor:-

Hardwood entrance door leading to:

## Hallway:-

Two built in storage cupboards. Electric night storage heater (not tested). Doors to:

## Main Bedroom:-

11'10" x 10'7"

Built in wardrobe. Electric panel heater (not tested). Sealed unit double glazed window to front with direct sea views.



## Bedroom Two:-

11' x 10'8"

Built in wardrobe. Electric night storage heater (not tested). Sealed unit double glazed window to front with direct sea views.



### Bathroom :-

White suite comprising of vanity wash hand basin with storage under. Panelled bath with wall mounted electric shower (not tested). Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to rear.



### Separate W/C:-

Low level W/C. Wash hand basin. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to rear.



### Kitchen:-

10'7" x 8'1"

Fitted with a range of white matching fronted units. Marble effect rolled edge work surfaces. Inset one and half stainless steel bowl sink drainer unit with mixer tap. Inset four ring electric hob with fitted extractor fan above (not tested). Built in eye level double oven (not tested). Further selection of matching units at both eye and floor level. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Built in storage cupboard. Serving hatch. Fully tiled walls. Sealed unit double glazed window to rear.





### Lounge/Diner:-

22'9" x 11'10"

Built in airing cupboard housing hot water cylinder (not tested). Night storage heater (not tested). Sealed unit double glazed window to side. Sealed unit double glazed sliding patio doors with panoramic sea views leading to:



## Balcony:-

Views over Frinton's 'Greensward' and Seafront.



## Outside Front:-

Well maintained communal gardens. Hard standing area providing allocated parking for one vehicle.



## Material Information - Leasehold Property

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £2,059.18 Per Annum

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

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.

---

### TAL/05.26

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](http://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.

### Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

### Agents Note - Restrictive Covenants on Title

Leasehold apartment subject to standard lease covenants and historic restrictions including residential-use-only provisions and no business/commercial use.







## Selling properties... not promises

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

