

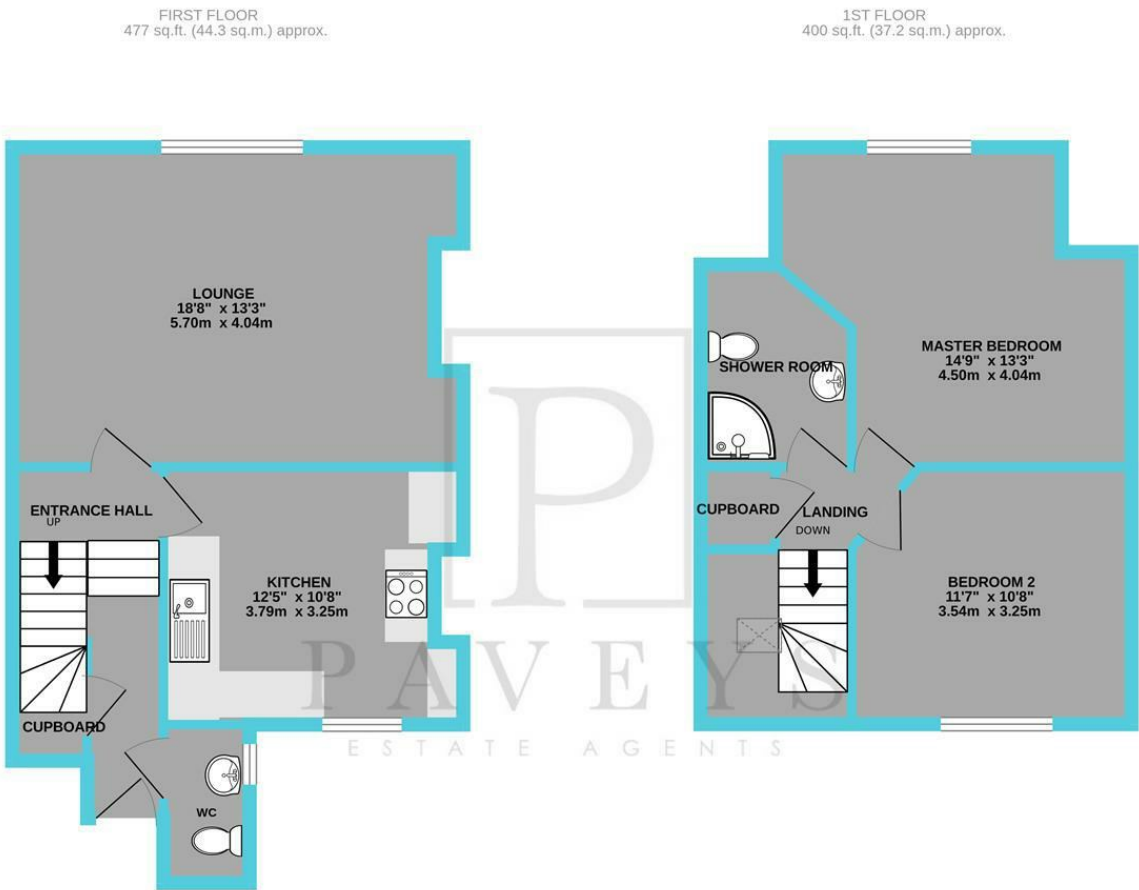




New to the market is this WONDERFUL BRIGHT & SUNNY SPLIT LEVEL FLAT located in the heart of Frinton-on-Sea. This superb property benefits from a large lounge diner with views over Connaught Avenue, modern kitchen with Neff appliances, two double bedrooms, cloakroom, shower room and PARKING SPACE. This prime location property is the perfect base to explore and enjoy everything that Frinton has to offer including the beautiful greensward, gorgeous Blue Flag Beach, popular sporting clubs and the many independent shops, restaurants and cafes in Connaught Avenue. The property will be sold with a 242 year Lease. An internal viewing is highly recommended in order to appreciate this fab property and its location. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
		73			
		29			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 877 sq.ft. (81.5 sq.m.) approx.  
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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COMMUNAL ENTRANCE

The flat is accessed via a wrought iron staircase from Harold Way, this leads to a communal entrance door providing access Flats 18A & 20A.

ENTRANCE HALL

Private entrance door, fitted carpet, smooth ceiling, spot lights, built in cupboard, stair flight to First Floor, electric storage heater.

CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. Obscured sash window to side, laminate flooring, towel rail.

KITCHEN 12'5 x 10'8 (3.78m x 3.25m)

Modern over and under counter units, matching full height cabinets, wooden worktops, inset sink and drainer with mixer tap. Built in Neff oven, electric hob, extractor hood, space and plumbing for washing machine, integrated fridge freezer, space for tumble dryer. Double glazed window to front, laminate flooring, smooth ceiling, spot lights, tiled splash backs.

LOUNGE 18'8 x 13'3 (5.69m x 4.04m)

Double glazed sash windows to front, fitted carpet, smooth ceiling, spot lights, electric storage heater.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing, fitted carpet, smooth ceiling.

MASTER BEDROOM 14'9 x 13'3 (4.50m x 4.04m)

Double glazed window to rear, fitted carpet, smooth ceiling, electric radiator.

BEDROOM TWO 11'7 x 10'8 (3.53m x 3.25m)

Double glazed window to front, fitted carpet, smooth ceiling, electric radiator.

SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and corner shower cubicle. Laminate flooring, part tiled walls, chrome heated towel rail.

PARKING

The property has the benefit of an allocated parking space.

IMPORTANT INFORMATION

Council Tax Band: B  
Tenure: Leasehold  
Energy Performance Certificate (EPC) rating: F  
The property is connected to electric, mains water and sewerage.

LEASE & CHARGES INFORMATION

The Vendor has advised:

The property has a Lease term of 250 years from 2nd March 2017 (242 years remaining).  
The Ground Rent is £250 per annum.  
The Buildings Insurance is £220.96 for 2025.  
Service Charge will apply as and when needed.

LEASE DISCLAIMER

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

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.