

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
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**Sheen's**  
The Action Agents



## Eton Road Frinton-on-Sea, CO13 9JA

Located inside the Frinton 'Gates' in the sought after 'College' roads offering partial SEA VIEWS, is this good sized THREE BEDROOM FIRST FLOOR APARTMENT. These apartments rarely become available and they boast a large 18'2" lounge/diner, 10'2" fitted kitchen, bath/shower room with separate W/C, garage and communal gardens. The property is situated within 100 metres of the 'Greensward' and seafront and within half a mile of the town centre with an array of shopping amenities and the mainline railway station.

- Three Bedrooms
- 18'2" x 16'8" Lounge/Diner
- 10'2" Fitted Kitchen
- Bath/Shower Room With Separate W/C
- Partial Sea Views
- Rarely Available
- Inside The Frinton Gates
- Garage In Block
- 100 Metres To Greensward & Seafront
- EPC Rating D/ Council Tax Band - C



**Price £325,000 Leasehold - Share of Freehold**



Accommodation comprises with approximate room sizes:-

Hardwood Communal Entrance door leading to:

### Communal Entrance Hall

Stair flight to all floors.

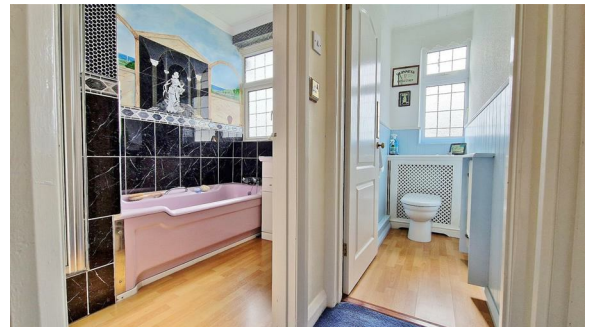
### Second Floor

Sealed unit double glazed entrance door leading to:



### Hallway

Built in double length storage cupboard. Radiator. Doors to:



## Lounge/Diner

18'2" x 16'8"

Marble feature fireplace with ornamental mantle. Two radiators. Sealed unit double glazed leadlight bay window to front with partial sea views. Sealed unit double glazed leadlight window to front.



## Kitchen

10'2" x 8'10"

Fitted with a range of matching fronted units. Square edge work surfaces. Inset four ring gas hob with built in eye level oven. Inset stainless steel bowl sink drainer unit. Enclosed wall mounted boiler. Further selection of matching units at both eye and floor level. Built in larder cupboard. Tiled walls. Sealed unit double glazed leadlight window to rear.





### Master Bedroom

15' x 12'4"

Fitted wardrobes and display shelving to one wall. Fitted dresser. Radiator. Sealed unit double glazed leadlight window to front.



### Bedroom Two

11' x 10'

Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

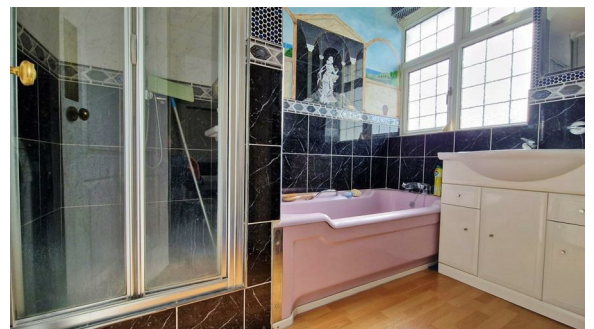
11' x 8'

Radiator. Sealed unit double glazed leadlight window to side.



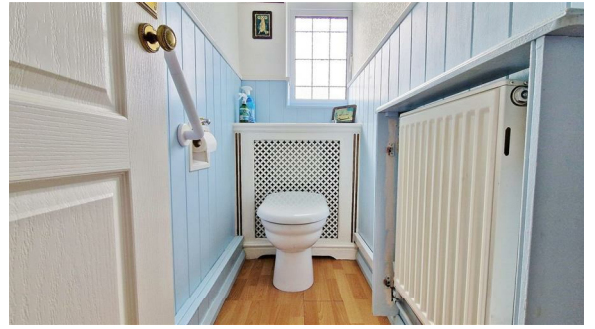
### Bathroom

Suite comprising of vanity wash hand basin with storage cupboards under. Panelled bath with mixer tap. Built in shower cubicle with wall mounted integrated shower. Part tiled walls. Wall mounted storage cupboard. Plumbing for washing machine. Radiator. Obscured sealed unit double glazed leadlight window to rear.



### Separate W/C

Part wood panelled walls. Low level W/C with concealed cistern. Radiator. Obscured sealed unit double glazed leadlight window to rear.



### Outside

In/out driveway to front. Open access to rear leading to communal gardens with hard standing area leading to garage in block.



## Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): TBC

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): £1344

Service charge review period (year/month):

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note

### JAF/03.24

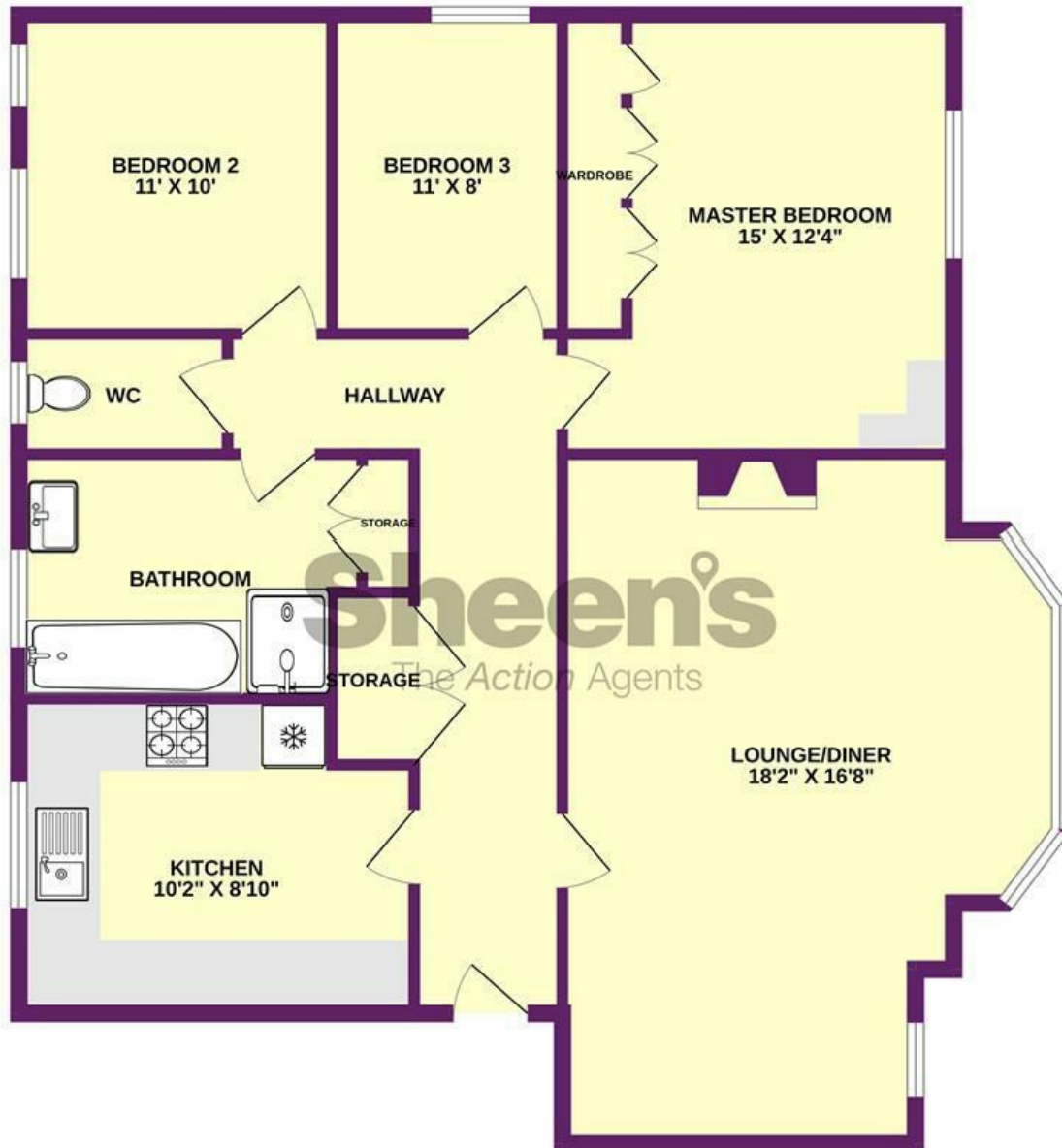
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.



## FIRST 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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