

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



The Esplanade Frinton-on-Sea, CO13 9HJ

Original built in 1907 and converted into four unique apartments in 1948 is this stunning, character, TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT with a PRIVATE REAR GARDEN. The property has undergone a full programme of modernisation by the current owners and boasts 1194 square feet of exceptional living accommodation. To the front is a private veranda offering seating with direct sea views over the manicured communal garden and to the rear there is a large private courtyard garden offering a perfect space for entertaining. Inside the property we are met with a large welcoming entrance hall which gives access to the bedrooms and living areas. The property is located within easy walking distance to the town centre and mainline railway station with links to London Liverpool Street and an early viewing is strongly recommended.

- **Character Apartment With Two Double Bedrooms**
- **Private Courtyard Garden & Front Private Patio**
- **En-Suite To Master Bedroom**
- **Frinton Seafront With Stunning Sea Views**
- **20'2" Lounge/Diner**
- **Modern Fully Fitted Kitchen**
- **Close To Amenities Inside The Gates**
- **Garage In Block**
- **EPC Rating C**
- **Council Tax Band - C**



Price £550,000 Leasehold

The Esplanade, Frinton-on-Sea, CO13 9HJ

Accommodation comprises with approximate room sizes:-

Original hardwood stained glass entrance door giving access to:-

Hallway

Fitted storage cupboards. Radiator. Door to:-



Bedroom 1

15'6" x 12'06"

Fitted wardrobes with over head storage to one wall. Sealed unit double glazed Georgian style sash bay window to front with sea views. Two radiators. Door to:-



En-Suite

White suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Built in shower cubicle with wall mounted shower. Extractor fan. Fully tiled walls. Tiled flooring. Heated towel rail.



Bedroom 2

18'7" x 17'1"

Stone feature fireplace. Two radiators. Sealed unit double glazed Georgian style sash windows to side. Sealed unit double glazed door giving access to side.



Lounge/Diner

20'2" x 13'4"

Stone feature fireplace with inset gas fire under. Two radiators. Three sealed unit double glazed Georgian style sash windows to front with sea views.



Bathroom

White suite comprises low level w/c. Vanity wash basin with storage drawers under. Panelled bath with shower attachment and shower screen. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed Georgian style window to rear.



Kitchen

15'7" x 8'5"

Fitted with a range of modern matching fronted units. Square edge wood effect worksurfaces. Inset ceramic bowl sink and drainer unit with mixer tap. Inset four ring Neff hob with extractor hood above and built in Neff oven under. Further selection of matching units at both eye and floor level. Integrated washing machine, dishwasher, fridge/freezer. Built in airing/storage cupboard with over head storage. Part tiled walls. Radiator. Serving hatch to lounge/diner. Double glazed Georgian style sash window to rear. Sealed unit double glazed Georgian style door giving access to rear.



Outside - Rear

Contemporary style courtyard garden with newly laid patio. Borders well stocked with flowers, shrubs and bushes. Timber shed. Enclosed by panelled fencing. Gate giving access to communal courtyard area leading to garages.



Outside - Front

Newly paved patio area providing seating under canopy with views to the front with sea views. To the rear there is off street parking and a garage in a block.



Drone Photographs



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 101

Annual ground rent amount (£): 150

Ground rent review period (year/month):

Annual service charge amount (£): 2500

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/05.24

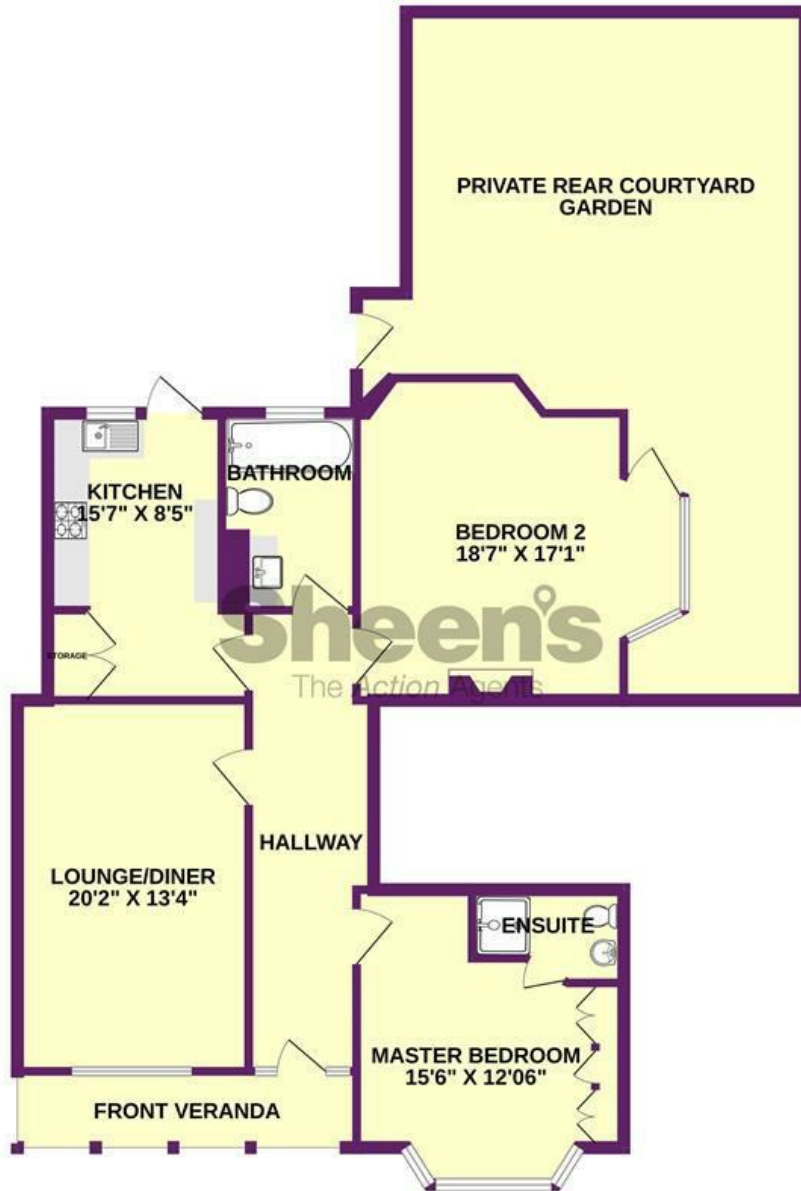
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



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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