

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

**Sheen's**  
The Action Agents



## Oxford Court Frinton-on-Sea, CO13 9HX

Situated directly on the Seafront in the charming town of Frinton-on-Sea is this exquisite THREE BEDROOM GROUND FLOOR APARTMENT. This stunning property boasts three bedrooms with an en-suite serving the master bedroom, a modern fully fitted kitchen/breakfast room with high end appliances, 19'4" lounge/dining area with 'French' style doors opening onto a private outside south facing patio area benefitting from beautiful sea views. The apartment is being sold with a share of the freehold with the addition of communal gardens to the rear, two allocated parking spaces and a brick built storage room. Located within easy reach of shopping amenities in Connaught Avenue with an array of restaurants and boutique shops and the mainline railway station. An early viewing is strongly recommended to appreciate this delightful apartment.

- **Three Bedrooms One with En-Suite**
- **Ground Floor Seafront Apartment**
- **Stunning Greensward & Sea Views**
- **Sought After College Road Location**
- **Fully Fitted Modern Kitchen With Breakfast Bar**
- **Private Patio overlooking Seafront**
- **Two Allocated Parking Spaces & Brick Built Storage Room**
- **Communal Garden**
- **Share Of Freehold**
- **EPC Rating C/ Council Tax Band - D**



**Price £525,000 Leasehold - Share of Freehold**



Accommodation comprises with approximate room sizes:-

Hardwood external self closing door leading to:

### Communal Hallway

Tiled flooring. Self-closing fire door at ground floor level leading to:



### Hallway

Fitted coats' cupboard. Built in airing cupboard housing hot water cylinder with immersion heater. Inset feature shelving with down light. Security intercom system. Two radiators. Archway to lounge/dining room. Doors to:



## Master Bedroom

13'3" x 8'6"

Fitted his and her wardrobes and over bed storage. Radiator. Sealed unit double leaded light window to front with Sea views. Door to:



## En-Suite

Modern fitted suite comprising of low level w/c with concealed cistern. Wash hand basin with mirror fronted cabinets over. Fitted double length shower cubicle. Integrated shower controls, separate attachment, body jets and glass fitted shower screen. Fully tiled walls. Tiled flooring. Fitted extractor fan. Heated towel rail.



## Bedroom Two

11'4" to wardrobe x 9'4"

Built in wall to wall wardrobes with mirrors and down lights. Radiator. Sealed unit double glazed leaded light window to rear overlooking communal gardens.





### Bedroom Three/Office

10'2" x 7'9"

Fitted desk and shelving which could be removed. Room could then accommodate two single beds. Radiator. Sealed unit double glazed leaded light window to rear overlooking communal gardens.



### Bathroom

'Pergamon' modern fitted suite comprising of low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Panelled bath with central mixer tap, jacuzzi and shower attachment. Fitted mirror with wall mounted cabinets. Fully tiled walls. Tiled flooring. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed leaded light window to rear.



### Lounge/Diner

19'4" nar 10'8" x 18'8" nar 9'1"

Two radiators. Sealed unit double glazed leaded light bay window to front with sea views. Sealed unit double glazed 'French' style doors to front private patio. Archway leading to:



## Kitchen/Breakfast Room

16'3" x 7'8"

Fitted with a range of modern matching fronted units. Quartz work surfaces with matching upstands. Inset one and half bowl sink drainer unit with mixer tap and in-sink macerator. Inset four ring induction hob with 'AEG' extractor above. Built in eye level oven. Built in combination microwave oven with warming draw under. Further selection of matching units at both eye and floor level plus a larder unit. Corner carousel units. Integrated slimline dishwasher. Integrated washer/dryer. Integrated fridge/freezer and further integrated full length freezer. Full length wine rack. Under and over unit lighting and overhead LED lighting. Plinth heaters. Fitted quartz breakfast bar. Enclosed wall mounted 'Glow Worm' boiler providing heating and hot water throughout. Sealed unit double glazed leaded light window to front with sea views.





### Outside - Front

South facing patio seating area overlooking the 'Greensward' and Seafront. Outside socket, Outside light. Further area laid to lawn with well established borders stocking shrubs and bushes. Gates leading to Esplanade and rear garden.



### Outside - Rear

Allocated paved hard standing area providing off street parking for two vehicles. Private brick built storage room with power and lighting connected. Communal bin storage. Gate leading to well maintained communal gardens laid to lawn with flowers, shrubs and bushes and drying line.



Outside Areas



## Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 101

Annual ground rent amount (£): N/A

Ground rent review period (year/month): N/A

Annual service charge amount (£): £1000 Approx.

Service charge review period (year/month): As Necessary

Council Tax Band: D

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/09.24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

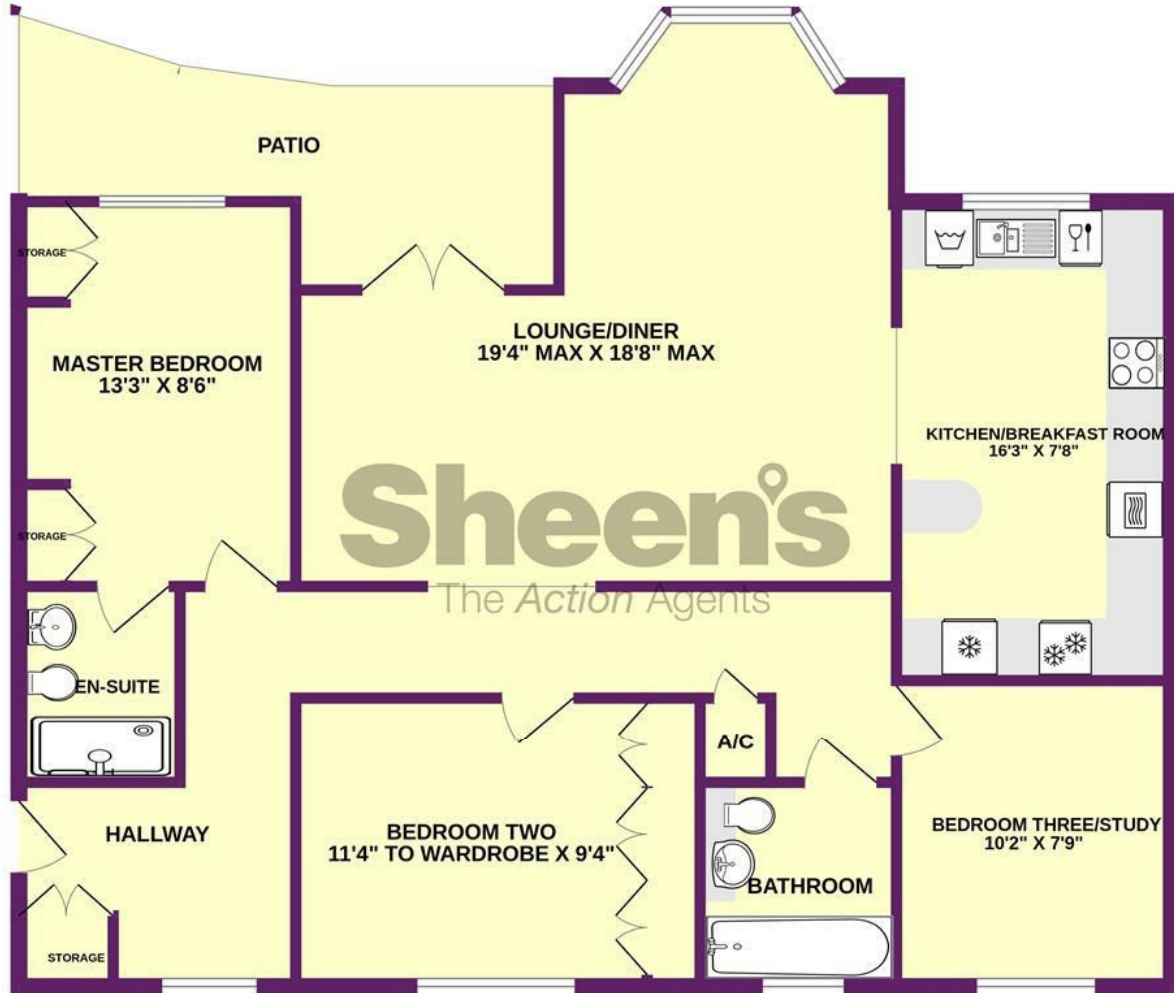
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have 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.





## 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.  
Made with Metropix ©2024

## Selling properties... not promises

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

**Sheen's**  
The Action Agents