



Dolphin Court Frinton-On-Sea, CO13 9PB

RARE OPPORTUNITY Situated inside the prestigious 'Gates' of Frinton-on-sea, within a stones throw away from Frinton seafront and DIRECT STUNNING SEA VIEWS. Sheen's Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT. The property is in immaculate condition throughout and is being offered with NO ONWARD CHAIN. The apartment is also conveniently located within one mile of Frinton's town centre and mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Direct Sea Views
- Immaculate Throughout
- Frinton-on-Sea
- No Onward Chain
- Share of Freehold
- Two Double Bedrooms
- Garage in Block
- Communal Gardens
- EPC Rating C
- Council Tax Band C



Price £290,000 Leasehold - Share of Freehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

Entrance Hall

Wood effect laminate flooring. Built in storage cupboards housing combination boiler providing heating and hot water throughout. It also has plumbing for washing machine. Radiator. Door leading to:



Lounge

16'4" x 11'11"

Wood effect laminate flooring. Radiator. Sealed unit double glazed window to front aspect offering stunning sea views. Door leading to:



Sun Room

9'5" x 5'6"

A range of sealed unit double glazed windows to front and side aspect. Sealed unit double glazed sliding windows to front aspect offering stunning sea views.



Kitchen

9'6" x 7'5"

Fitted with a range of luxury matching high gloss fronted units. Stone rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring induction hob with extractor hood above. Built in electric oven under. Further selection of matching high gloss units both at eye and floor level. Tiled flooring. Integrated dishwasher. Integrated fridge and freezer. Eye level built in microwave. Sealed unit double glazed window to rear.



Bedroom One

12'9" x 11'1"

Wood effect laminate flooring. Radiator. Sealed unit double glazed window to Sun Room.



Bedroom Two

11'6" x 8'5"

Wood effect laminate flooring. Built-in double wardrobe with cupboards over. Radiator. Sealed unit double glazed window to rear.



Shower Room

White suite comprises of low level w/c. Vanity wash hand basin set in unit with cupboards and shelving. Fitted corner shower cubicle with wall mounted integrated shower. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to rear.



Outside - Front

Communal gardens. Laid to lawn with pathways to all apartments. Sea views.



Outside - Rear

Garage in block with up and over door.



Material Information - Leasehold Property

Tenure:

Length of lease (years remaining): 952

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): £1200

Service charge review period (year)

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note

DH/02.25

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 - £150 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.

Disclaimer - wide angle lens etc.

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.



SECOND 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 ©2025

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