



Connaught Avenue Frinton-On-Sea, CO13 9PP

Being offered with NO ONWARD CHAIN and situated in the heart of Frinton-on-Sea we have the pleasure in bringing to market this spacious TWO BEDROOM SECOND FLOOR FLAT. Located within a 100 metres of the Seafront this property is perfectly situated for ease of access to all shopping amenities in the High Street. The apartment benefits from having its own entrance door accessed via a flight of stairs to the rear and an early viewing is strongly recommended to avoid disappointment.

- Two Double Bedrooms
- Large, Spacious Accommodation
- Inside the 'Gates'
- Central Location for Direct Access to Amenities
- Close to Seafront & Mainline Railway Station
- Off Street Parking
- Newly Installed Double Glazing Throughout
- Ideal Investment
- No Onward Chain
- Council Tax Band - B / EPC Rating E



Price £169,995 Leasehold

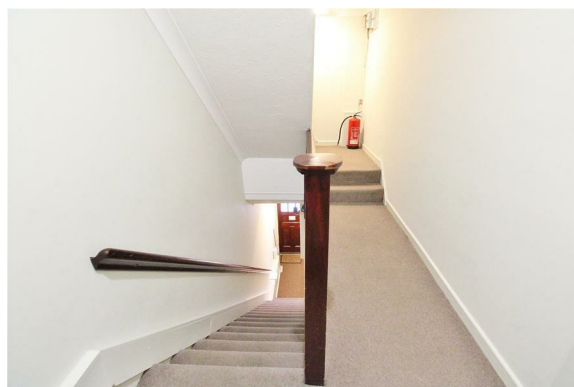
Accommodation comprises with approximate room sizes:-

Communal entrance door with security entry system giving access to:



Communal Hallway

Stair flight to all floors. Second floor.



Hardwood entrance door to:

Hallway

Security entry phone. Electric night storage heater. Doors to:

Lounge

15'1" x 11'8"

Ornamental feature fireplace with electric fire under. Electric night storage heater. Two sealed unit double glazed windows to front.



Master Bedroom

15'1" x 9'1"

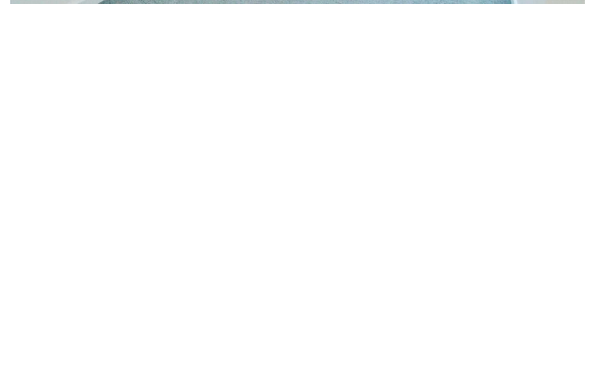
Cast iron feature fireplace. Built in wardrobe. Sealed unit double glazed window to rear.



Bedroom Two

14' x 7'2"

Electric night storage heater. Sealed unit double glazed window to front.



Kitchen/Diner

15' x 8'3"

Fitted with a range of matching fronted units. Rolled edge work surface. Inset one and half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Fitted breakfast bar. Corner display shelving. Space for washing machine. Part tiled walls. Two sealed unit double glazed windows to side. Door to:



Inner Hall

Fitted shelving. Electric night storage heater. Obscured sealed unit double glazed door giving access to private rear access via stairway. Door to:



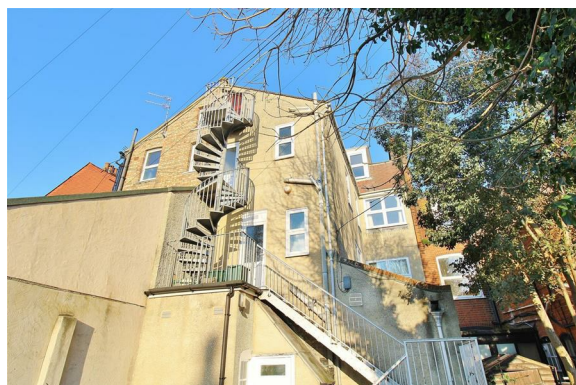
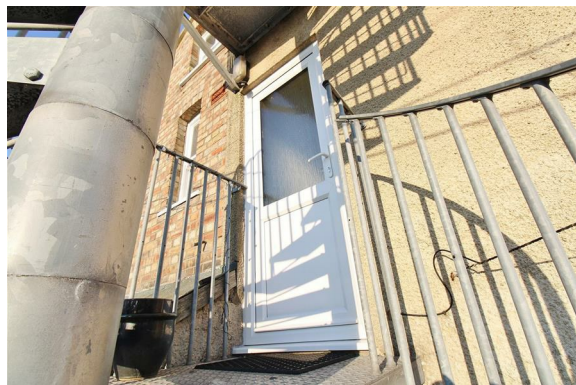
Bathroom

Coloured suite comprising of low level W/C. pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Built in airing cupboard housing hot water cylinder. Loft access. Obscured sealed unit double glazed window to rear.



Outside - Rear

Hard standing area providing off street parking for one vehicle.
Stair flight leading to private rear entrance.



JAF/03.25

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 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.

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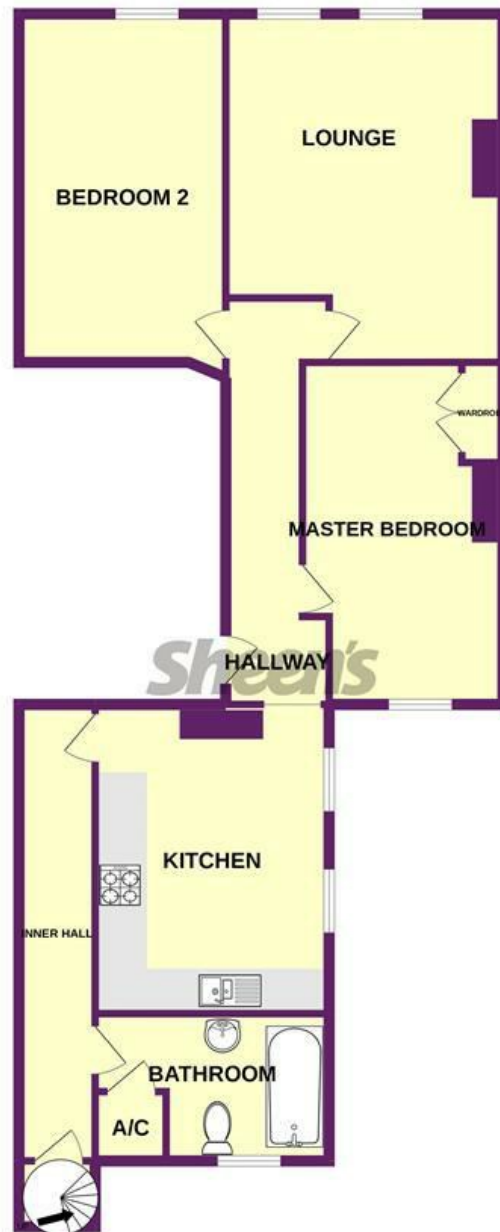
LEASE INFO

Approximately 90 years remaining on lease. £25 per annum ground rent. It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.

COUNCIL TAX BAND B



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.
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Selling properties... not promises

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