



## Cliff Court, Easton Way Frinton-on-Sea, CO13 9NX

Situated in the sought after coastal town of Frinton-on-sea overlooking Frinton's Award Winning Greensward and Seafront, Sheen's Estate Agents are delighted to bring to market this NO ONWARD CHAIN, TWO DOUBLE BEDROOM FIRST FLOOR FLAT. The property includes a garage, communal parking and a balcony. The property is also conveniently located within a stones throw from Frinton's seafront and is within one and a half miles of Frinton's town centre with shopping amenities in Connaught Avenue 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.

- Two Double Bedrooms
- First Floor Apartment
- Balcony With Distant Sea Views
- Share Of Freehold
- Garage In Block & Allocated Parking Space
- No Onward Chain
- Well Presented Throughout
- Close to Frinton Seafront
- EPC Rating - D
- Council Tax Band - A



**Price £175,000 Leasehold - Share of Freehold**

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Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:

### Communal Hall

Stair flight to all floors. Obscured sealed unit double glazed entrance door to:-



### Hallway

Radiator. Cloaks cupboard. Airing cupboard housing lagged copper cylinder and cold water storage tank. Linen cupboard. Doors to:-





### Lounge

15'11 x 11'10

Radiator. Sealed unit double glazed window to front offering distant sea views. Obscured sealed unit double glazed door to balcony.



### Kitchen

8'11" x 9'10"

Fitted in a range of matching modern white fronted units. Square edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob. Integrated eye level electric oven. Further selection of matching units both eye and floor level. Integrated fridge/freezer. Integrated dish washer. Integrated washing machine. Extractor fan. Sealed unit double glazed window to rear. Vinyl flooring.



### Master Bedroom

12'8" x 11'11"

Radiator. Fitted wardrobes. Sealed unit double glazed window to rear.



### Second Bedroom

11'9" x 11'9"

Radiator. Sealed unit double glazed window to front offering distant sea views



### Cloakroom

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Obscured sealed unit double glazed window to rear. Vinyl flooring.



### Bathroom

White suite comprises of fitted panelled bath with wall mounted electric shower attachment. Vanity hand wash basin with storage cupboards under. Part tiled walls. Radiator. Obscured sealed unit double glazed window to rear.



### Outside - Front

Garage in block and allocated parking space. Parking space.  
Pathway to beach.



### Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 71

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1400 including ground rent and buildings insurance

Service charge review period (year/month):

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note

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## DH 0525

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

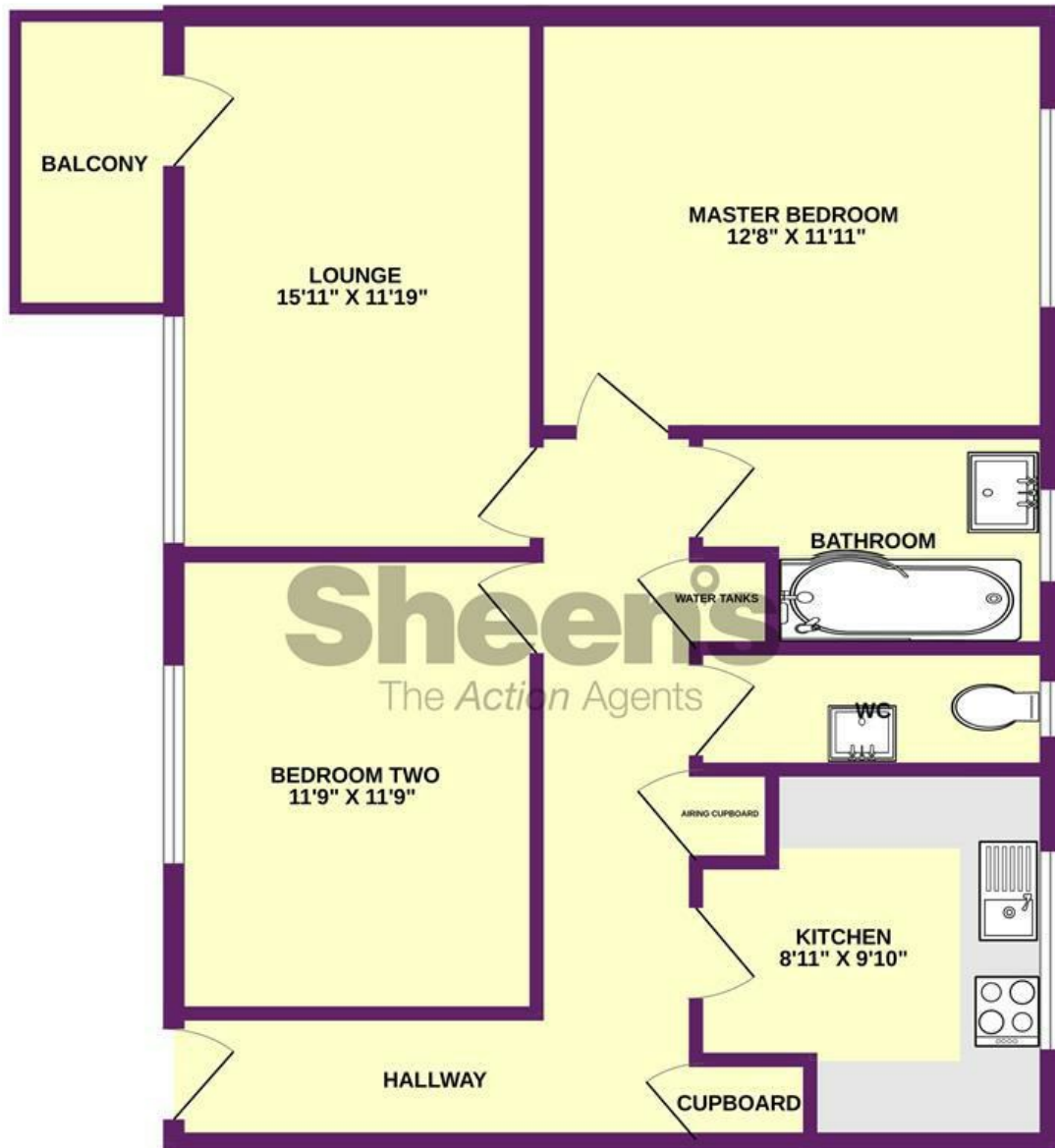
## Particular Disclaimer

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





## FIRST FLOOR



CLIFF COURT

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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**Sheen's**  
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