



The Esplanade Frinton-On-Sea, CO13 9HE

Sheen's Lettings & Management are pleased to offer to market this ONE BEDROOM OVER 55'S GROUND FLOOR APARTMENT. The property is located on Frinton-on-Sea's seafront and is within a third of a mile of Frinton's town centre. Please call us on 01255 852555 to book your viewing.

- One Bedroom
- Ground Floor
- Private Patio Area
- Over 55's
- Electric Heating (n/t)
- Double Glazed Windows
- Council Tax Band - B
- EPC Rating - C



£950 Per Calendar Month

Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

COMMUNAL HALLWAY

Hardwood entrance door via security entry system. Lift to all floors. Communal lounge. Guest suite. Harwood entrance door leading to:



HALLWAY

Built in airing cupboard housing hot water cylinder. Telecom system. Wall mounted electric heater. Door to:

WET ROOM

Suite comprises of low level WC. Vanity hand wash basin with mixer tap and a range of high gloss drawers and storage cupboards under. Wall mounted electric shower with fitted curtain rail. Fully tiled walls. Vinyl flooring. Extractor fan. Wall mounted electric towel rail.



BEDROOM

Built in wardrobe with sliding doors. Sealed unit double glazed window to rear.



LOUNGE/DINER

Feature surround with inset electric fire. Wall mounted electric heater. Sealed unit double glazed sliding patio door leading to patio. Open access to:



KITCHEN

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Glass display cupboard. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Vinyl flooring.



PATIO

Paved patio area providing ideal seating area.



OUTSIDE

Communal gardens. Communal parking.



HOLDING DEPOSIT

Please note on application being approved Sheen's Letting's and management take a holding deposit before the application is sent off for referencing this is £219.00, this comes off the total deposit which is £1096.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

Checks For Right To Rent

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a 'Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance.

Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify their accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising 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 ©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