



8 Marine Court, The Esplanade

Frinton-On-Sea, CO13 9AT

Price £355,000 Leasehold - Share of Freehold



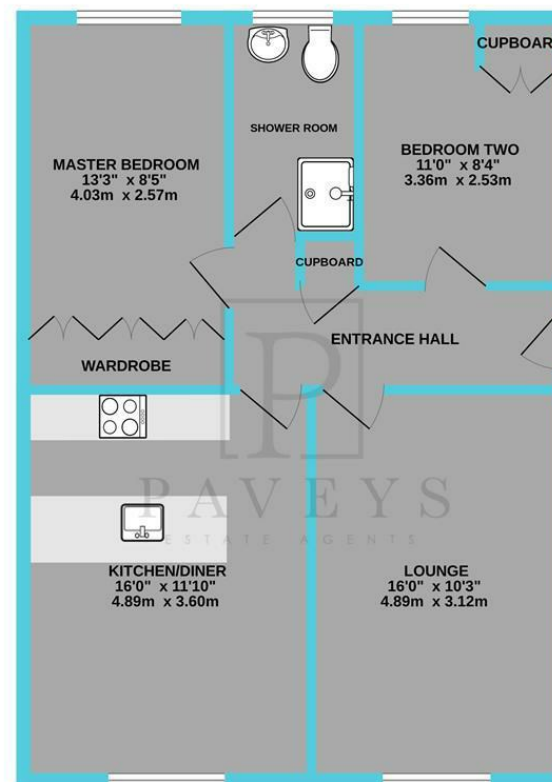
PAVEYS
ESTATE AGENTS

Nestled along The Esplanade in the charming coastal town of Frinton-On-Sea, this immaculate ground floor seafront apartment offers a delightful living experience with stunning views of the sea. The property boasts two spacious double bedrooms, providing ample room for relaxation and comfort. The modern shower room is tastefully designed, ensuring a refreshing start to your day. The pretty lounge and attractive kitchen diner both enjoy greensward and sea views. One of the standout features of this apartment is its proximity to the beach, allowing you to enjoy leisurely strolls along the shore at your convenience. The property also includes a garage, providing secure parking for your vehicle, along with communal parking options for guests and visitors. This residence is perfect for those seeking a tranquil seaside lifestyle, combining modern amenities with the natural beauty of the coast. Whether you are looking for a permanent home or a holiday retreat, this property is sure to impress. Don't miss the opportunity to make this stunning seafront apartment your own. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	72	78	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.
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 is given as to their operability or efficiency can be given.
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COMMUNAL ENTRANCE HALL

Double doors to front aspect leading to Communal Entrance Hall, doors to all apartments, stairs to all floors, security entry phone system.

ENTRANCE HALL

Private entrance door, security entry phone system, LVT flooring, coved ceiling, built in cupboard, radiator.

LOUNGE 16' x 10'3" (4.88m x 3.12m)

Double glazed window to front with sea and greensward views, fitted carpet, coved ceiling, feature fireplace with surround and hearth, feature radiator.

KITCHEN DINER 16' x 11'10" (4.88m x 3.61m)

White fronted over and under counter units, work tops and upstands, inset under mounted sink with mixer tap. Built in eye level oven, electric hob with mirrored splash back and extractor over, integrated dishwasher, integrated fridge freezer. Double glazed window to front with sea and greensward views, fitted shutters, LVT flooring, coved ceiling, spot lights, feature radiator.

MASTER BEDROOM 13'3" x 8'5" (4.04m x 2.57m)

Double glazed window to rear, fitted carpet, coved ceiling, range of mirror fronted fitted wardrobes, feature radiator.

BEDROOM TWO 11' x 8'4" (3.35m x 2.54m)

Double glazed window to rear, fitted shutters, fitted carpet, mirror fronted fitted wardrobe, feature radiator.

SHOWER ROOM

Modern white suite comprising low level WC, pedestal wash hand basin and large walk in shower with screen. Double glazed window to rear, LVT flooring, part tiled walls, coved ceiling, spotlights, feature radiator.

GARAGE

Located in a block to the rear of the property, electric door, power and light connected (not tested by Agent).

COMMUNAL GARDENS

Well maintained gardens to front and rear, laid to lawn with flower and shrub borders and beds, drying area,

OUTSIDE FRONT

LEASE & SERVICE CHARGE INFORMATION

The property will be sold with a Share of the Freehold. The property has the benefit of an approximate 975 year Lease. The Annual Service Charges are £1,469.96 per annum.

IMPORTANT INFORMATION

Council Tax Band: C
Tenure: Share of Freehold
Energy Performance Certificate (EPC) rating: C
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.