

THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9DW

Offers in excess of

£175,000

LEASEHOLD

- Three Bedrooms
- Second Floor With Lift To All Floors
- Stunning Sea Views
- 23'5" Lounge/Diner Leading To Front Balcony
- Spacious Apartment In Need Of Modernisation
 - Short Lease In Need Of Renewal
- Sought After Seafront Location Inside The 'Gates.
 - No Onward Chain
- Allocated Parking & Garage In Block
- EPC Rating TBC/ Council Tax Band - D



FENTONS
ESTATE AGENTS



Located on the Frinton seafront with stunning views of both the Sea and 'Greensward', Fentons have the pleasure in bringing to market this THREE BEDROOM SECOND FLOOR APARTMENT. The apartment is being offered with NO ONWARD CHAIN and in need of a complete programme of modernisation throughout. There is a spacious 23'5" lounge/diner opening onto a balcony, three well proportioned bedrooms with sea views, a bathroom and separate W/C and an allocated off street parking space and a garage. Situated in a central location within easy reach of the shopping amenities in Frintons town centre an early viewing is highly recommended to avoid missing out.

Accommodation comprises of approximate room sizes

Obscured glazed hardwood entrance door leading to:-

Hallway

Three built in storage cupboards. Parquet flooring. Doors to all rooms. Door to:-

Bedroom One

12'1" x 11'

Built in wardrobe. Double glazed window to front with direct sea views.

Bedroom Two

11'1" x 8'10"

Built in double wardrobe. Double glazed window to front with direct sea views.

Bedroom Three

11' x 8'10" + door recess

Wall mounted electric heater. Double glazed window to side.

Shower Room

White suite comprises of pedestal wash hand basin. Fitted double length shower cubicle with integrated shower controls and overhead rainfall shower. Part pvc wall panelling. Heated towel rail. Obscured double glazed window to rear.

Separate Cloakroom

Low level w/c. Wash hand basin. Part tiled walls. Obscured double glazed window to rear.

Kitchen

11'1" x 9'

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset ceramic one and a half bowl sink unit with mixer tap. Inset five ring AEG hob with built in oven under and extractor hood above. Further selection of matching units and both eye and floor level. Integrated washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Double glazed window to rear.

Lounge/Diner

23'5" x 12'2"

Two wall mounted electric heaters. Double glazed window to side. Double glazed patio doors giving access to balcony with direct sea views to front.

Outside

Communal gardens. Allocated off street parking space. Garage in block.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 37

Annual ground rent amount (£):

Ground rent review period (year/month):
Annual service charge amount (£): 4012 including
ground rent and buildings insurance
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: D
Payable 2026/2027 £2316.558 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

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

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non-Standard Property Features To Note: N/A



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AML

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.

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.

REFERRAL FEES

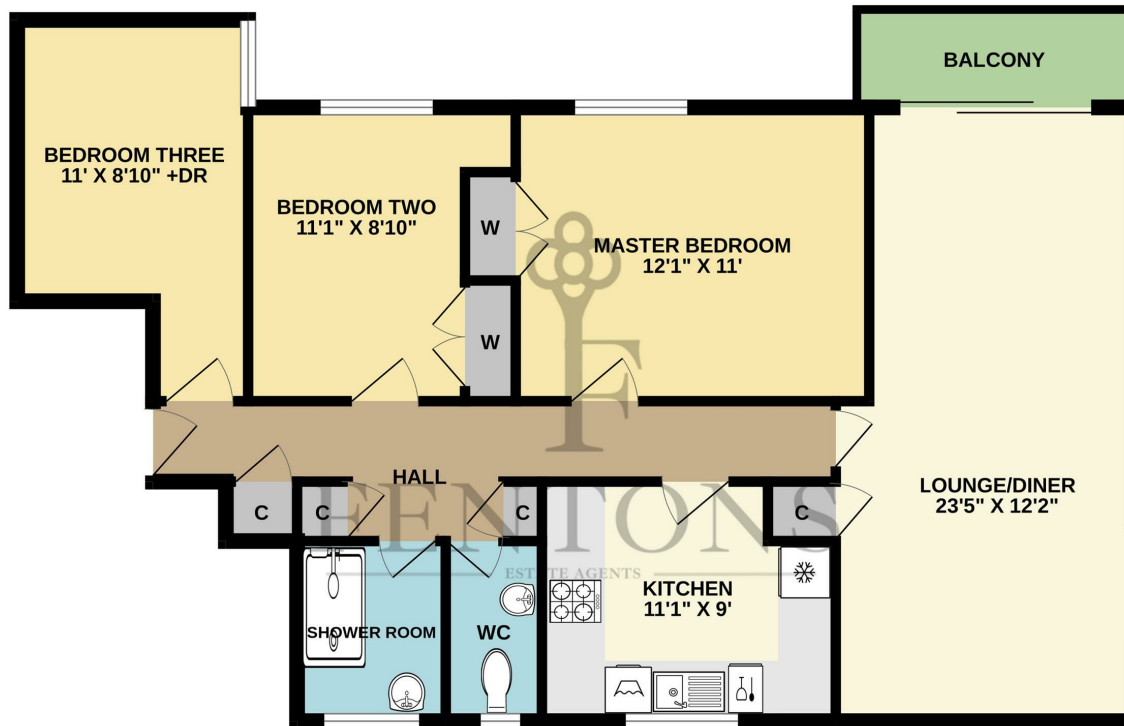
You will find a list of any/all referral fees we may receive on our website



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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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Call us on

01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

D



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

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