110 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9PT

Tel: 01255879020

Email: sales@paveys.co.uk

Web: www.paveys.co.uk

PAVEYS
ESTATE AGENTS

5 Winston Court, Old Road

Frinton-On-Sea, CO13 9DG

Price £150,000 Leasehold - Share of Freehold

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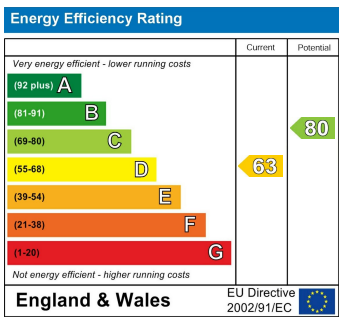
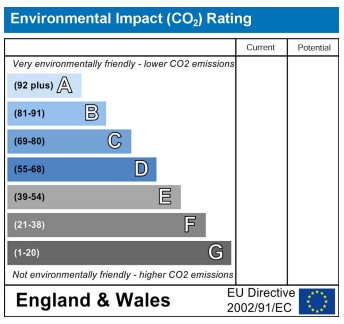
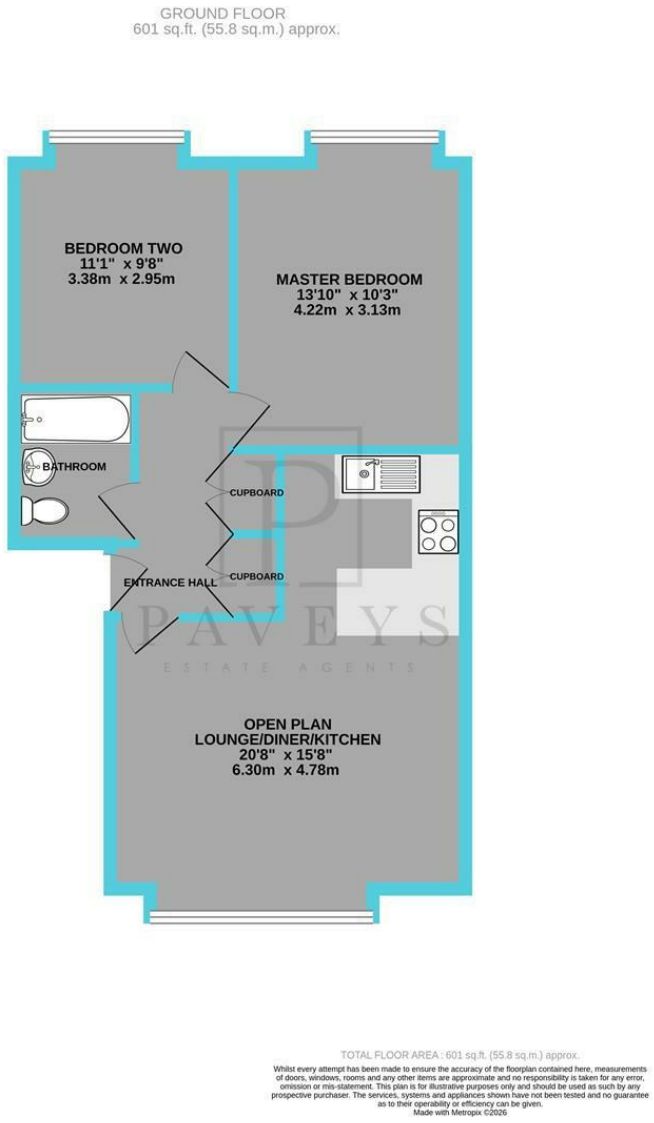
FRINTON TOWN CENTRE LOCATION

Paveys have the pleasure in offering for sale this TWO DOUBLE BEDROOM SECOND FLOOR FLAT with GARAGE IN BLOCK positioned in the heart of Frinton-on-Sea. The property will be sold with a Share of the Freehold, approximate 187 YEAR LEASE and NO ONWARD CHAIN. Key features include a good size open plan lounge/diner, kitchen, two double bedrooms and bathroom. Winston Court is situated at the sea end of Old Road which is a short stroll from the greensward, beautiful beach and independent shops, restaurants and cafes in Connaught Avenue. The property would make an IDEAL FIRST TIME PURCHASE, BUY TO LET or HOLIDAY HOME! Call Paveys today to arrange a viewing!







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COMMUNAL ENTRANCE HALL

Glazed entrance door to Communal Entrance Hall, vinyl flooring, stair flight to First and Second Floor.

ENTRANCE HALL

Private entrance door, fitted carpet, coved ceiling, built in storage cupboard, built in airing cupboard, electric radiator.

OPEN PLAN LOUNGE/DINER 20'8 x 15'8 (6.30m x 4.78m)

Double glazed window to front, fitted carpet, coved ceiling, wall lights, electric radiators, open plan to

KITCHEN

Matching over and under counter units, work tops, inset sink and drainer with mixer tap. Built in electric oven, electric hob, washing machine, space for fridge freezer, vinyl flooring, part tiled walls, electric radiator.

MASTER BEDROOM 13'10 x 10'3 (4.22m x 3.12m)

Double glazed window to rear, fitted carpet, coved ceiling, electric radiator.

BEDROOM TWO 11'6 x 9'3 (3.51m x 2.82m)

Double glazed window to rear, fitted carpet, coved ceiling, electric radiator.

BATHROOM

White suite comprising low level W/C, vanity wash hand basin and bath with electric shower over. Vinyl flooring, part tiled walls, radiator..

SECURE LOCKED STORAGE ROOM

The property has the benefit of a personal secure locked storage room which is located in the Communal Entrance Hall.

OUTSIDE

LEASE TERM & SERVICE CHARGES

The property will be sold with a Share of the Freehold.
The property has the benefit of an approximate 187year Lease.
The Service Charges are £1415.32 per annum (as at July 2026).

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Share of the Freehold.
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, mains water and sewerage.
The managing agents are Priory Estates, Frinton.

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.

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.

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.