

WALDEN WAY, FRINTON-ON-SEA, ESSEX, CO13 0BH

Price

£250,000

LEASEHOLD - SHARE OF FREEHOLD

- Two Double Bedrooms
- Ground Floor Maisonette
 - Allocated Parking
- Private Rear Garden With Summer House To Remain
 - Gas Central Heating
 - Close To Frinton-on-Sea
 - Share Of Freehold
 - No Onward Chain
 - Council Tax Band - B
 - EPC Rating - TBC



FENTONS
ESTATE AGENTS



Ideally situated in the sought after Walden Way, just a short distance from Frinton-on-Sea's High Street, railway station and picturesque seafront, Fentons are delighted to offer for sale this SPACIOUS, TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE. The property offers two double bedrooms, generous living accommodation throughout, and the added benefit of a private rear garden. The property is being offered with NO ONWARD CHAIN and an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Obscured double glazed door leading to:-

Porch

Radiator. Obscured glazed hardwood door leading to:-

Hallway

Two built in storage cupboards. Radiator. Door to:-

Lounge/Diner

21'3" x 11'11"

Tiled fireplace. Two radiators. Two double glazed windows to front.

Kitchen/Breakfast Room

11'11" x 8'11"

Fitted with a range of matching wooden fronted units. Rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Wall mounted combination boiler providing heat and hot water throughout. Space for fridge/freezer. Part tiled walls. Tiled flooring. Double glazed window to side.

Bedroom One

12'4" x 10'10"

Radiator. Double glazed window to rear.

Bedroom Two

14'11" x 8'5"

Built in wardrobes. Radiator. Double glazed windows to side and rear aspects.

Bathroom

Suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed tiled bath with wall mounted electric power shower. Fully tiled walls. Tile effect vinyl flooring. Radiator. Two towel rails. Obscured double glazed window to side.

Outside - Rear

Summerhouse with wooden decking ideal for seating. Part concrete and paved areas. Remainder laid to lawn. Additional areas laid to shingle. Array of shrubs, trees and bushes.

Outside - Front

Driveway providing off street parking space. Remainder laid to lawn. Beds stocked with flowers and shrubs.

Material Information - Leasehold Property

Tenure: Leasehold -Share Of Freehold

Length of lease (years remaining): 959

Annual ground rent amount (£): 5

Ground rent review period (year/month):

Annual service charge amount (£): TBC
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2026/2027 £1801.78 Per Annum

Any Additional Property Charges: N/A

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/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non-Standard Property Features To Note: N/A

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.



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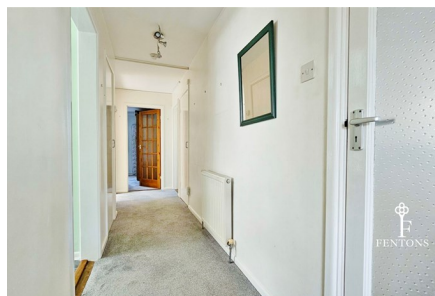


FENTONS

REFERRAL FEES

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

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.

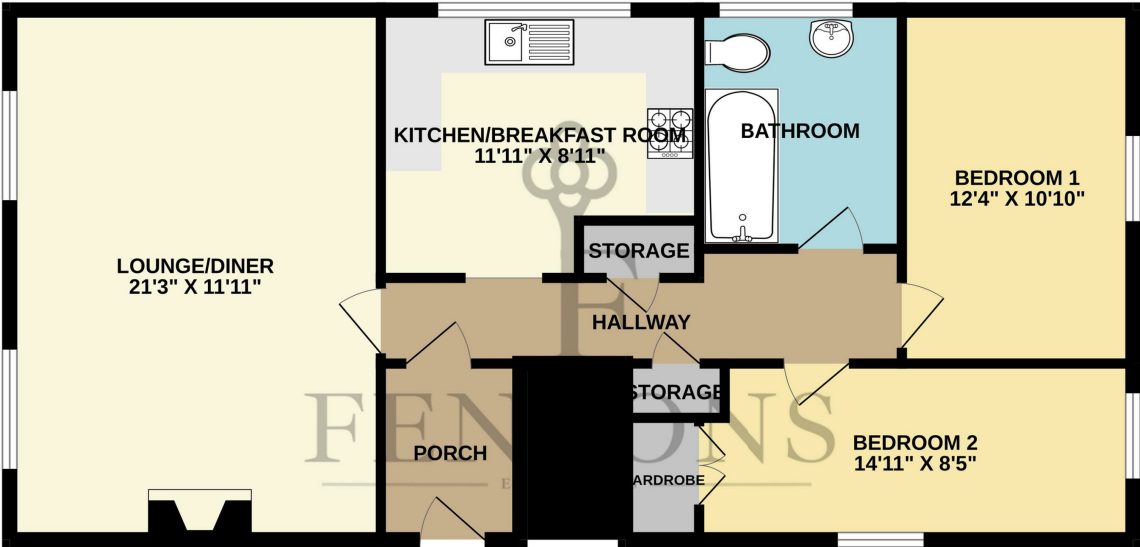


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GROUND FLOOR



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.
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Council Tax Band
B



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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