

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

Price

£230,000

LEASEHOLD

- Direct, Panoramic Sea Views
- First Floor With Two Double Bedrooms
 - Full Modernisation Required
 - 22'4" Lounge/Diner
 - Balcony To Front
- Sought After Frinton Seafront Location
- Close To Shopping Amenities In Connaught Avenue
 - No Onward Chain
 - Garage in Block
- EPC Rating D/Council Tax Band - C



FENTONS
ESTATE AGENTS



Located on the Frinton seafront with panoramic views of both the Sea and 'Greensward', Fentons have the pleasure in bringing to market this TWO DOUBLE BEDROOM FIRST 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 22'4" lounge/diner opening onto a balcony, two well proportioned bedrooms with sea views, a bathroom and separate W/C and an allocated off street parking space. 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

Communal entrance door with security entry system leading to:

Communal Hallway

Stair flight and lift to all floors.

First Floor

Hardwood entrance door leading to:

Hallway

Two built in storage cupboards. Radiator. Doors to:

Kitchen

11' x 8'

Fitted with a range of matching fronted units. Wood effect rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring electric hob with built in oven under and fitted extractor above. Further selection of matching units at both eye and floor level. Corner display units. Integrated dishwasher. Integrated fridge. Built in larder cupboard. Part tiled walls. Tiled flooring. Sealed unit double glazed window to side.

Master Bedroom

11'10" x 10'1"

Built in double wardrobe. Radiator. Sealed unit double glazed window to side with direct sea views.

Bedroom Two

10'8" x 10'1"

Built in double wardrobe. Radiator. Sealed unit double glazed window to side with direct sea views.

Bathroom

White suite comprising of pedestal wash hand basin. Panelled bath with wall mounted electric shower and fitted glass shower screen. Part tiled walls. Heated towel rail. Obscured sealed unit double glazed window to side.

Separate W/C

Low level W/C. Radiator. Obscured sealed unit double glazed window to side.

Lounge/Diner

22'4" x 11'5"

Feature fireplace with marble base. Two radiators. Sealed unit double glazed window to front with direct sea views. Sealed unit double glazed patio doors to balcony with stunning direct sea views.

Outside

Garage in Block. Communal gardens.

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.

Disclaimer - Wide Angle Lens Etc

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.

Lease Info

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

REFERRAL FEES

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

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 127

Annual ground rent amount (£):



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Ground rent review period (year/month):
 Annual service charge amount (£): 4000 approx
 including ground rent and buildings insurance
 Service charge review period (year/month):

Council Tax: Tendring District Council
 Council Tax Band: C
 Payable 2026/2027 £2059.18 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



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FIRST 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

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(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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