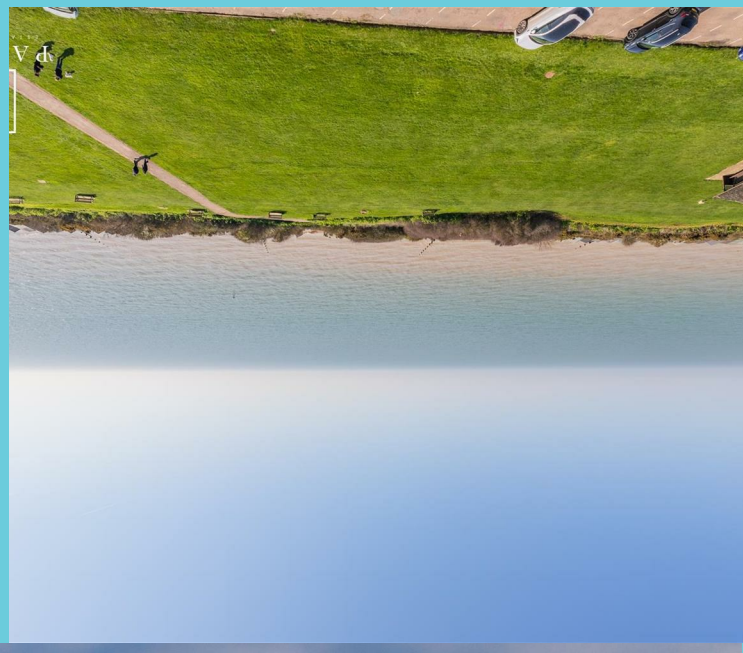
110 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9PT

Tel: 01255879020

Email: sales@pavey s.co.uk

Web: www.pavey s.co.uk

PAVEYS
ESTATE AGENTS



27 Kings House, The Esplanade

Frinton-On-Sea, CO13 9AS

Price £255,000 Leasehold - Share of Freehold

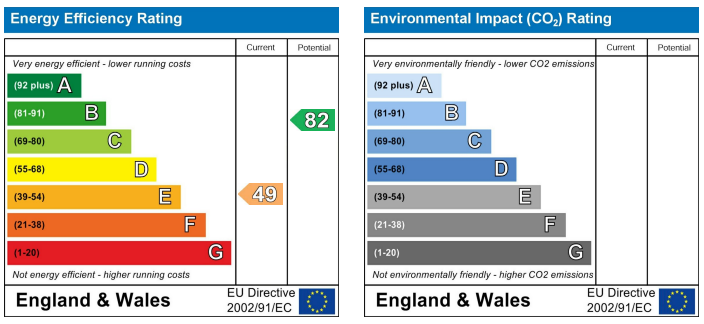
PAVEYS
ESTATE AGENTS

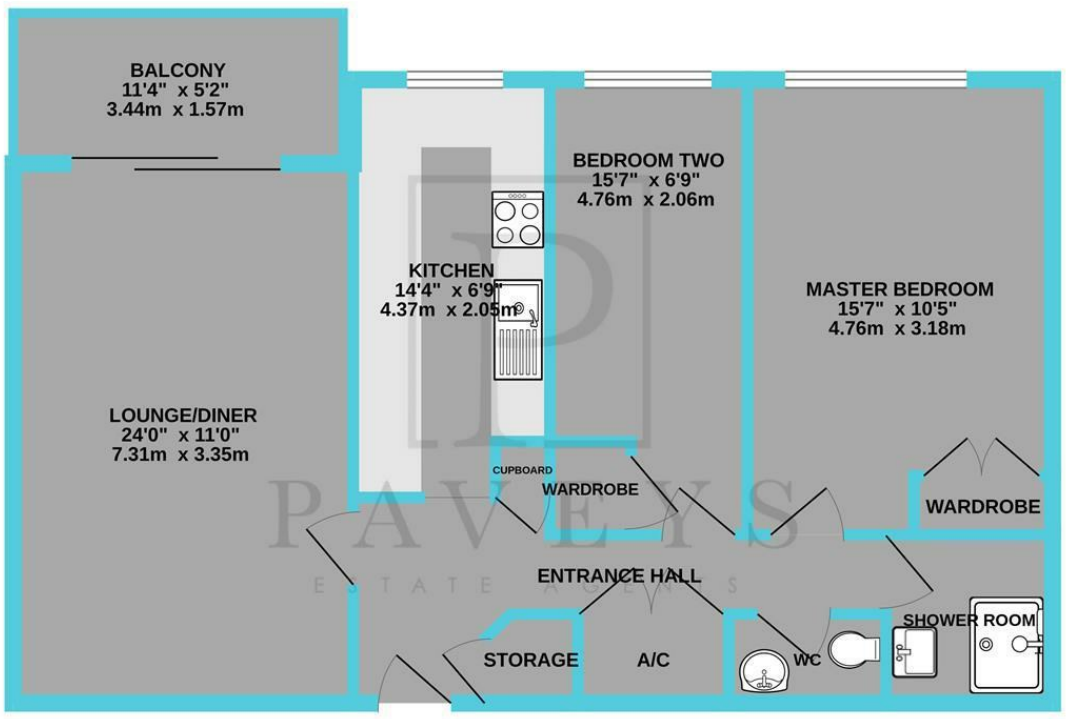
27 Kings House, The Esplanade

Frinton-On-Sea, CO13 9AS

PAVEYS
ESTATE AGENTS

BRIGHT & SUNNY SEAFRONT APARTMENT with OPEN BALCONY & BREATHTAKING SEA & GREENSWARD VIEWS to be sold with NO ONWARD CHAIN. This 7th floor property comes complete with a garage and a share of the Freehold. Other key features include a lounge diner with doors to the seafront balcony, kitchen, two double bedrooms (all of which offer gorgeous panoramic sea views), cloakroom and shower room. Kings House is located on Frinton's Esplanade and is within easy reach of the gorgeous beach, Connaught Avenue, Frinton Railway Station and Frinton's popular sporting clubs including the cricket club, golf club and tennis club. We have keys to view! Call Paveys to arrange an appointment.





TOTAL FLOOR AREA : 727 sq.ft. (67.5 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 as to their operability or efficiency can be given.
Made with Metropix ©2026

27 Kings House, The Esplanade

Frinton-On-Sea, CO13 9AS

PAVEYS
ESTATE AGENTS

COMMUNAL ENTRANCE HALL
Communal entrance door, security entry phone system, stairs and lift to all floors.

ENTRANCE HALL
Private entrance door, security entry phone system, fitted carpet, coved ceiling, two built in storage cupboards, built in airing cupboard, electric heater.

LOUNGE DINER 24'11 x 11' (7.59m x 3.35m)
Double glazed sliding patio doors to open Balcony with panoramic views, fitted carpet, coved ceiling, electric radiator.

OPEN BALCONY
The property has the benefit of an open balcony with panoramic sea and Frinton greensward views.

KITCHEN 14'4 x 6'9 (4.37m x 2.06m)
White fronted over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap, space for cooker, space for under counter fridge. Double glazed window to front with panoramic views, vinyl flooring, coved ceiling, tiled splash backs.

MASTER BEDROOM 15'7 x 10'5 (4.75m x 3.18m)
Double glazed window to front with panoramic sea views, fitted carpet, coved ceiling, built in wardrobe, electric radiator.

BEDROOM TWO 15'7 x 6'9 (4.75m x 2.06m)
Double glazed window to front with panoramic sea views, fitted carpet, coved ceiling, built in wardrobe, electric radiator.

CLOAKROOM
Suite comprising low level WC and wash hand basin. Fitted carpet, fully tiled walls extractor fan.

SHOWER ROOM
Suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Fitted carpet, fully tiled walls, wall mounted corner cabinet, extractor fan.

GARAGE No 29
Located in a block to the rear of Kings House, up and over door, power and light connected (not tested by Agent).

COMMUNAL GARDENS
The property is set in well maintained communal gardens which are laid to lawn with shower and shrub beds.

FRINTON SEAFRONT

LEASE & SERVICE CHARGE INFORMATION
The Vendor has advised:

The property will be sold with a Share of the Freehold.
The property in managed by Kings House Residents Association.
The Service Charges are £1,218.82 every six months.
The property has remaining Lease Term of approximately 89 years.

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

LEASE DISCLAIMER
It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.

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.