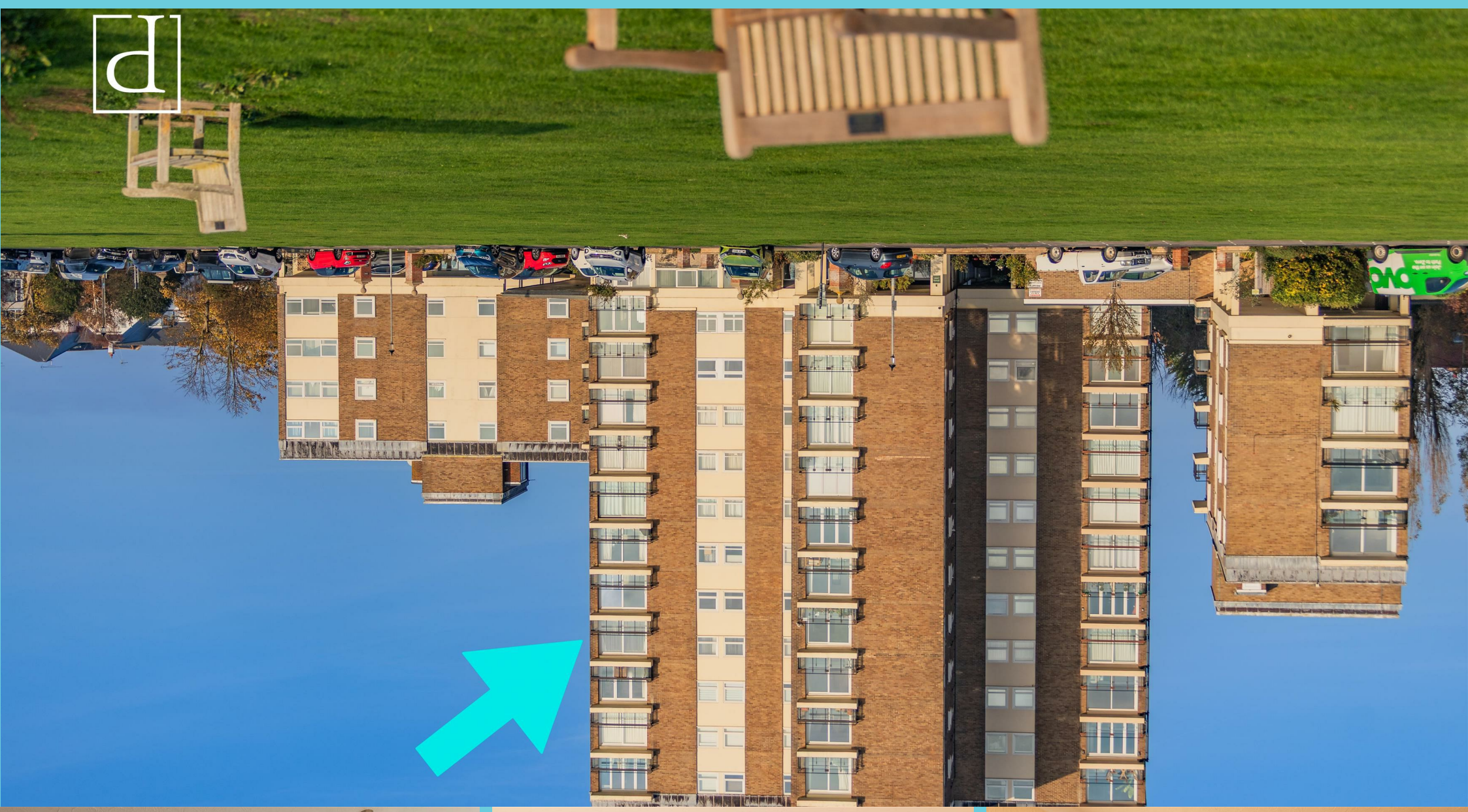
PAVEYS
ESTATE AGENTS

33 Frinton Court, The Esplanade

Frinton-On-Sea, CO13 9DW

Price £235,000 Leasehold















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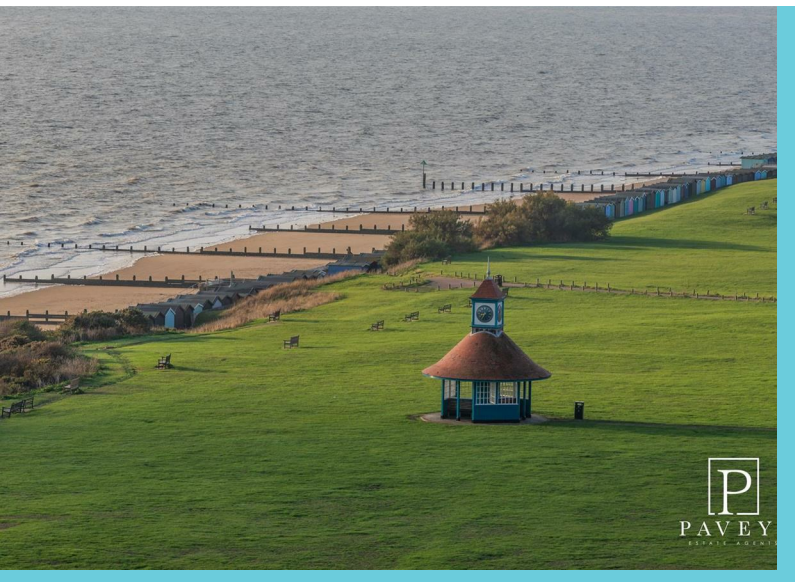
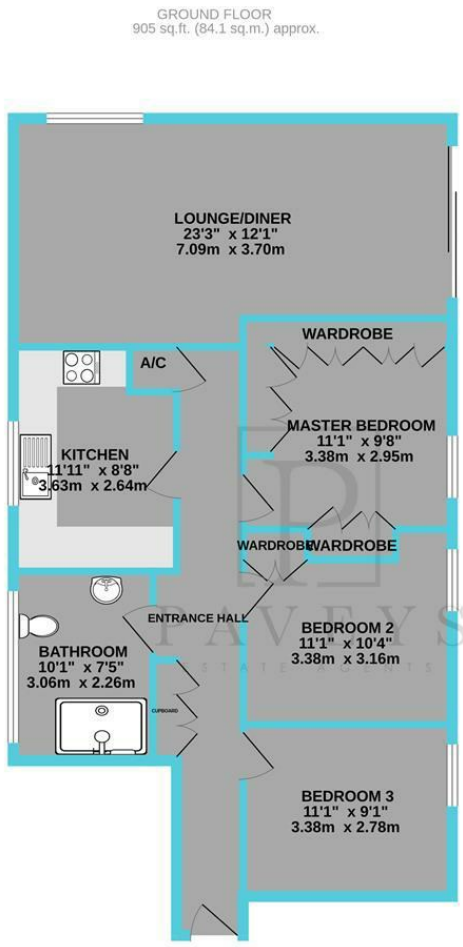
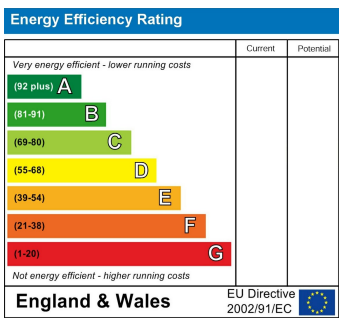
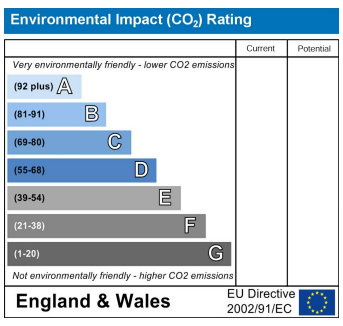
ESTATE AGENTS

No onward chain and enjoying an enviable eighth-floor position with truly breathtaking panoramic views across the sea, greensward and beautiful Blue Flag beach, this spacious seafront apartment offers an exceptional coastal lifestyle in the heart of Frinton-on-Sea. Featuring three double bedrooms, a generous shower room, and a bright and sunny lounge/diner with access to a balcony, the property is perfectly designed to make the most of its stunning surroundings. A further seafront balcony provides the ideal spot to relax and enjoy the ever-changing coastal scenery. Additional benefits include allocated parking and a highly convenient location just a short stroll from Connaught Avenue's boutique shops, cafés and amenities, Frinton Railway Station, and quite literally only moments from the beach. An early viewing is highly recommended to fully appreciate the accommodation, location and spectacular views on offer. Call Paveys to arrange your appointment to view.









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COMMUNAL ENTRANCE
Double glazed windows to entrance door to front aspect, security entry phone system, stair and lifts to all floors.

ENTRANCE HALL
Private entrance door, fitted carpet, built in cloaks cupboard, built in airing cupboard, radiator.

LOUNGE DINER 23'3 x 12'1 (7.09m x 3.68m)
Double glazed sliding patio doors to the seafront balcony with gorgeous views of Frinton's greensward, pretty Blue Flag beach and sea, double glazed window to side with views over Connaught Avenue and surrounding roof tops, fitted carpet, coved ceiling, security entry phone system, TV point, radiators with covers.

SEAFRONT BALCONY
Fantastic seafront balcony affording stunning sea views and views over Frinton's pretty greensward and Blue Flag beach.

KITCHEN 11'11 x 8'8 (3.63m x 2.64m)
Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in Bosch oven, electric hob, extractor over, wall mounted boiler (not tested by Agent), space for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine with space for tumble dryer above. Double glazed window to rear, vinyl flooring, coved ceiling, tiled walls.

MASTER BEDROOM 11'1 x 9'8 (3.38m x 2.95m)
Double glazed window to front with beautiful sea views, fitted carpet, range of fitted bedroom furniture including wardrobes, shelving, overbed storage and dressing table, coved ceiling, radiator.

BEDROOM TWO 11'1 x 10'4 (3.38m x 3.15m)
Double glazed window to front with beautiful sea views, fitted carpet, built in wardrobe, range of fitted furniture including wardrobes and overbed storage, coved ceiling, radiator.

BEDROOM THREE 11'1 x 9'1 (3.38m x 2.77m)
Double glazed window to front with beautiful sea views, fitted carpet, coved ceiling, radiator.

SHOWER ROOM 10'1 x 7'5 (3.07m x 2.26m)
Spacious room with suite comprising of low level WC, vanity wash hand basin with cupboards and drawers below and enclosed shower cubicle. Double glazed window to rear, laminate flooring, coved ceiling, wall mirror with lighting, chrome heated towel rail.

COMMUNAL AREAS
The property has the benefit of off road parking and is set in well maintained communal gardens.
There is a dustbin room on every floor and the full-time caretaker removes waste and recycling every morning and undertakes the cleaning and maintenance of the communal areas including the gardens and driveways.

THE VIEWS

PARKING
The property has the benefit of an allocated parking space.

LEASE & SERVICE CHARGE INFORMATION
As advised by Vendor.
Lease remaining 61 Years remaining.
Service Charges and Ground Rent to follow

IMPORTANT INFORMATION
Council Tax Band: D
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

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 £48 (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 our 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.

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.

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.