



Frinton Court Frinton-on-Sea, CO13 9DP

Situated in the sought after coastal town of Frinton-on-Sea and inside Frinton's prestigious gates, Sheen's Estate Agents are pleased to offer sale for this immaculately presented TWO BEDROOM THIRD FLOOR APARTMENT. This property offers spacious accommodation with panoramic sea views and is located within quarter of a mile of Frinton's mainline railway station. In the valuers opinion a viewing is highly recommended.

- Two Bedrooms
- 22'7 Lounge/Diner
- Balcony
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- Fully Double Glazed
- Gas Central Heating
- No Onward Chain
- Council Tax Band B
- EPC Rating C



Offers In Excess Of £260,000 Leasehold

The accommodation comprises approximate room sizes:

Communal entrance door with security intercom system leading to;

Communal Hallway

Stair flight and lift to all floors.

Third Floor

Entrance door leading to

Entrance Hallway

Radiator. Two built in storage cupboards, Doors to;

Lounge/Diner

22'7 x 12 max

Three radiators. Media wall incorporating slide and hide away panel with integrated shelving. Double glazed window to rear offering farmland and distant sea views. Double glazed bi-folding doors leading to balcony offering direct sea views over Frinton's greensward.



Lounge/Diner Alternative View



Kitchen

10'9 x 8'7

Modern fitted kitchen comprising of square edged work surfaces with inset one and a half bowl integrated sink unit and drainer. Inset four ring induction hob. Built in eye level height oven and microwave. Integrated dishwasher (all appliances not tested). Selection of matching white high gloss units at both eye and floor level. Wall mounted gas boiler concealed in cupboard (not tested). Tiled splash back. Double glazed window to rear.



Bedroom One

11'9 x 11'1

Double glazed window to front with views of Frinton's greensward and seafront. Radiator. Built in storage cupboard.



Bedroom Two

11'1 x 10'8 max

Radiator. Fitted wall length wardrobe with sliding doors. Additional built in storage cupboard. Double glazed window offering sea and greensward views of Frinton.



Shower Room

Modern white suite comprising of low level WC. Square edged work surfaces with inset hand wash basin. Integrated tumble dryer and washing machine under (all appliances not tested). Matching wall units with integrated mirror with lighting. Independent shower cubicle with aqua panelled walls, Integrated shower with stop/start control . Heated towel rail. Tiled walls, Double glazed window to rear.



Outside

Allocated parking space. Communal gardens. Bin storage area.



Material Information - Leasehold Property

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2026/2027 £1,801.78 Per Annum

Length of lease (years remaining): 127 Annual ground rent amount (£): Ground rent review period (year/month):
Annual service charge amount (£): 3600 which includes Ground Rent, Insurance & Service Charge Service
charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):
For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

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.

Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register. These include strict requirements to use the property as a private dwellinghouse only, absolute prohibitions on trades, workshops, manufactories, or operative machinery, and restrictions preventing temporary structures such as caravans, tents, or huts. We recommend that all prospective buyers review the official Register of Title and the accompanying Lease with their legal representative to satisfy themselves as to the full extent of these entries.

LE0926

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer -

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.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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.
Made with Metropix ©2026

Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents