





WITTONWOOD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9JY

Price

£210,000

LEASEHOLD

- Two Double Bedrooms
- No Onward Chain
- Underfloor Heating in Kitchen & Bathroom
- Garage & Off Street Parking
- Inside the Gates
- Close to Local Shops, Beach & Amenities
- Walking Distance to Frinton's Mainline Railway Station
- Well Presented Throughout
- Council Tax Band B
- EPC Rating TBC

2 | 1 | 1

FENTONS
ESTATE AGENTS

Situated inside the 'Gates' of Frinton-on-Sea and being located within a short stroll to the town centre, seafront and mainline railway station, Fenton's estate agents have the pleasure in offering for sale this TWO BEDROOM FIRST FLOOR MAISONETTE. The property is being offered with NO ONWARD CHAIN and boasts part under floor heating, good size living accommodation, low service charges and off street parking and garage. An early viewing is advised to appreciate the property which is on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door leading to:

Entrance Hall
Walk-in storage cupboard. Stair flight to first floor.

Hallway
Loft access. built in storage cupboard. Doors to:

Lounge
14'6" x 11'4"
Radiator. Sealed unit double glazed window to front.

Kitchen
10'9" x 7'7"
Fitted with a range of high gloss fronted units. Wood effect rolled edge work surfaces. Inset bowl sink drainer unit with mixer tap. Fitted four ring electric hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Under floor heating. Sealed unit double glazed window to rear.

Master Bedroom
11'6" x 9'9"
Built in wardrobe. Radiator. Sealed unit double glazed window to front.

Bedroom Two
10'9" x 9'7"
Radiator. Sealed unit double glazed window to rear.

Bathroom
White suite comprising of low level W/C. Vanity wash hand basin with storage under. Paneled bath with wall mounted integrated shower. Part tiled walls. Tiled flooring with underfloor heating. Heated towel rail. Obscured sealed unit double glazed window to rear.

Outside
Communal Parking and Garage in Block.

Material Information - Leasehold Property
Tenure: Leasehold
Length of lease (years remaining): 86
Annual ground rent amount (£): £10
Ground rent review period (year/month):
Annual service charge amount (£): Approx. £266.33
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2025/2026 £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

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











WITTONWOOD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9JY



photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.







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.
Made with Metropix ©2026

Call us on

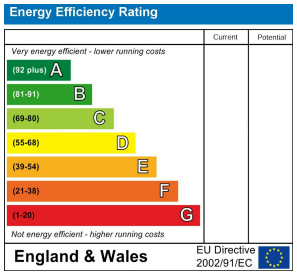
01255 779810

info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band

B





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.

FENTONS
ESTATE AGENTS