

# 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
  - Allocated Off Street Parking Space
  - EPC Rating TBC/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**

Allocated off street parking space. 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): 95

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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[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

Council Tax Band

**C**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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