

FOURTH AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9HB

Price

£280,000

LEASEHOLD

- Two Double Bedroom Ground Floor Apartment
- Complete Refurbishment & Modernisation Throughout
 - Modern Fitted Fully Integrated Kitchen
 - 18'9" x 14'9" Lounge/Dining Room
 - Newly Fitted Stylish Modern Shower Room
 - Fully Re-Wired Throughout
- Sought After 'Avenue' Location Inside The 'Gates'
 - 100 Metres From The Town Centre
 - No Onward Chain
 - EPC Rating D/ Council Tax Band - C



FENTONS
ESTATE AGENTS



A beautifully presented and completely refurbished TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, ideally positioned in the heart of Frinton-on-Sea just 100 metres from the town centre and its array of shops, cafés and amenities. Finished to a high modern standard throughout, this impressive property features a spacious 18'9" x 14'9" lounge/diner. The fully integrated contemporary kitchen offers sleek cabinetry and built-in appliances, while the stylish shower room has been thoughtfully designed with quality fixtures and fittings. Externally, the property benefits from communal gardens and a garage located in a block to the rear, offering secure parking or additional storage. Offered with NO ONWARD CHAIN, this superb apartment presents an excellent opportunity for a main residence or coastal retreat in this highly sought after seaside location. Call Fentons today to arrange your viewing appointment.

Accommodation comprises of approximate room sizes

Hardwood communal entrance door with security intercom leading to:

Communal Hallway

Door leading to rear. Stair flight to all floors. Solid wood door leading to:

Hallway

Built in double length utility storage cupboard with plumbing for automatic washing machine and newly installed wall mounted combination boiler providing heating and hot water throughout. Spot lights. Smoke alarm. Two further separate storage cupboards. Luxury vinyl herringbone flooring. Fitted coconut matting. Radiator.

Doors to:

Kitchen

10'4" x 8'5"

Newly fitted with a range of modern matching fronted units with integrated handles. Stone work surfaces with up stands. Inset ceramic one and half bowl sink drainer unit with mixer tap. Inset four ring induction hob with built in oven under and integrated extractor fan above. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Integrated wine cooler. Smoke alarm. Spot lights. Luxury vinyl herringbone flooring. Sealed unit double glazed window to rear.

Lounge/Diner

18'9" x 14'9"

Newly fitted carpet. Spot lights. Radiator. Sealed unit double glazed bay window to front.

Bedroom One

14' x 10'5"

Built in double length wardrobe. Newly fitted carpet. Spot lights. Radiator. Sealed unit double glazed to front.

Bedroom Two

12'1" x 8'7"

Built in double length wardrobe. Newly fitted carpet. Spot lights. Radiator. Sealed unit double glazed to rear.

Shower Room

Newly fitted modern suite comprising of low level W/C. Vanity wash hand basin with storage drawer under. Built in double length shower cubicle with integrated shower controls and over head 'rainfall' shower. Fitted glass shower screen. Inset feature shelving. Heated towel rail. Fitted extractor fan. Fully tiled walls. Tiled flooring. Two obscured sealed unit double glazed windows to rear.

Outside

Communal gardens to the front and rear. Mainly laid to lawn with an array of

flowers, shrubs and bushes. Hard standing area providing communal off street parking with garage in block with an up and over door.

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.

Material Information - Leasehold Property





1, PORTLAND HOUSE FOURTH AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9HB





Tenure: Leasehold
Length of lease (years remaining): 136
Annual ground rent amount (£): 250
Ground rent review period (year/month):
Annual service charge amount (£): 1372.92 including buildings insurance
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £1,970.52 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>

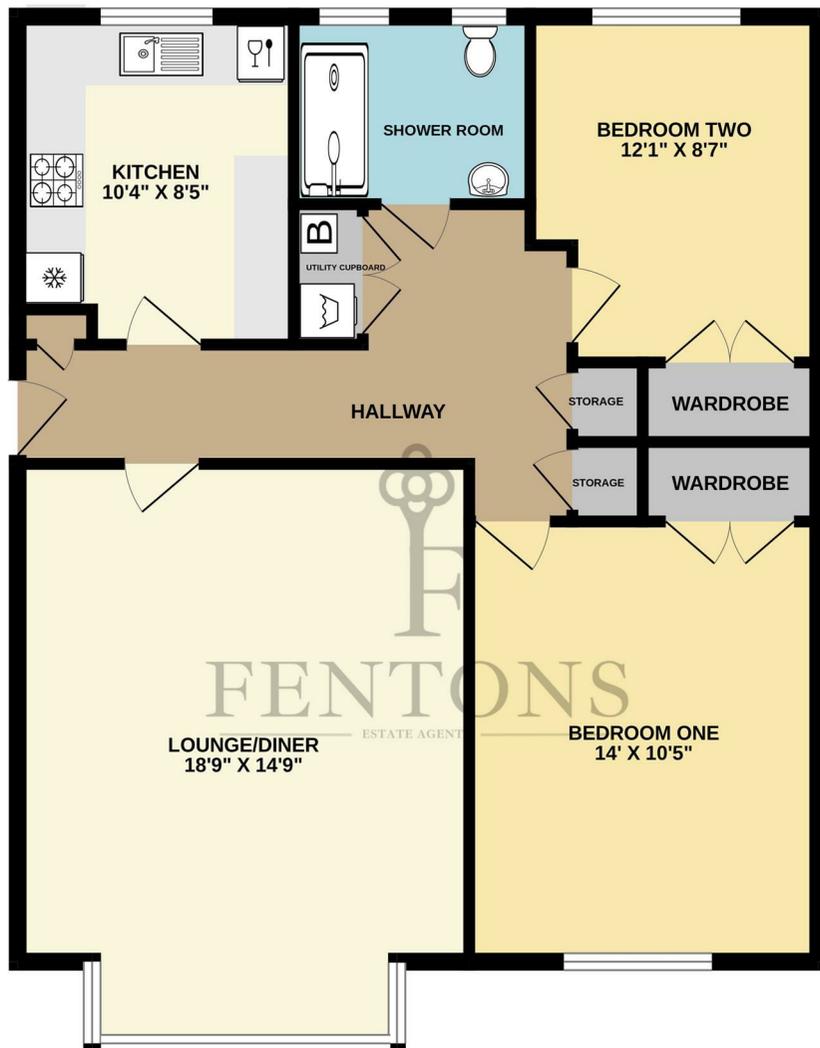
Non-Standard Property Features To Note: N/A



1, PORTLAND HOUSE FOURTH AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9HB



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.
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Council Tax Band

C



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

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