

THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9HE

Price

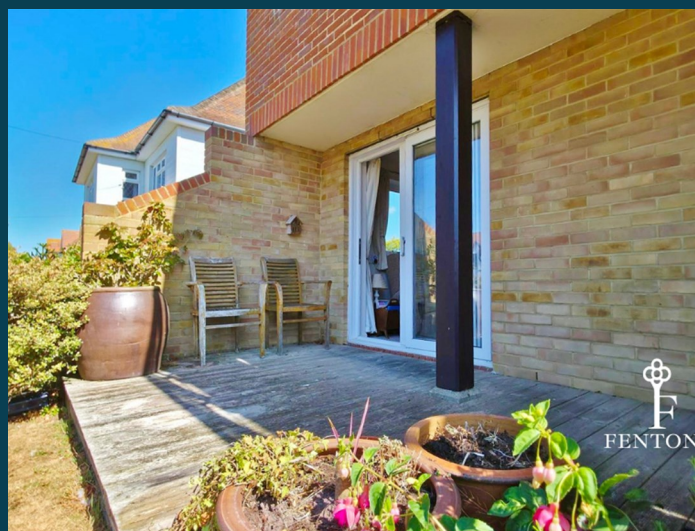
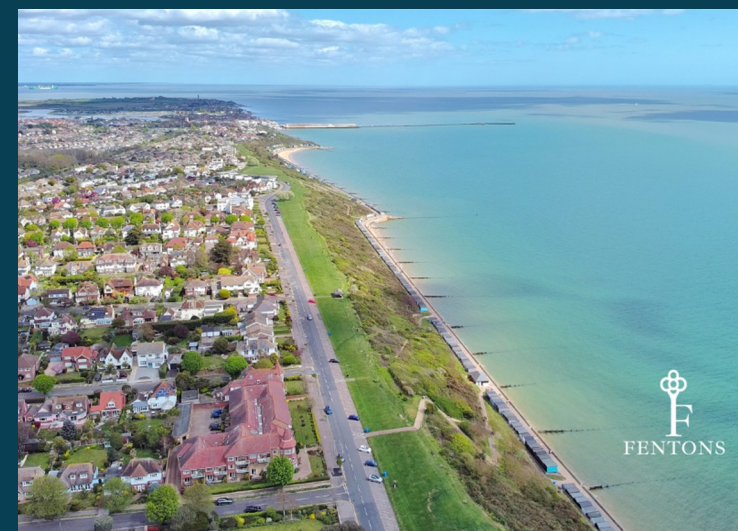
£139,995

LEASEHOLD

- Ground Floor Apartment With Sea Views
 - Private Sun Terrace
- 14'3 Bedroom With Built In Wardrobe
 - Modern Fitted Kitchen
 - Modern Fitted Shower Room
 - 16'6" x 10'7" Lounge
- Sought After Location Inside The 'Gates'
- Over 55' Retirement Complex Close To Amenities
 - No Onward Chain
- EPC Rating TBC/ Council Tax Band - B



FENTONS
ESTATE AGENTS



Situated just off the SEAFRONT with a PRIVATE SUN TERRACE offering SEA VIEWS, Fentons have the pleasure in offering for sale this over 55's ONE BEDROOM GROUND FLOOR APARTMENT. The property boasts a modern fitted kitchen and shower room, a large 14'3" bedroom and a 16'6" lounge with patio door opening onto the terrace. Being offered with NO ONWARD CHAIN and perfectly located within quarter of a mile of the shopping amenities in the town centre, an early viewing is highly recommended to avoid missing out on this rarely available apartment.

Accommodation comprises of approximate room sizes

Communal entrance door with security intercom system leading to:

Communal Lobby

Residents lounge with sea views. Managers office. Stairs and lift to all floors.

Ground Floor

Hardwood entrance door leading to:-

Hallway

Built in storage cupboard. Security intercom system. Electric night storage heater.
Door to:-

Shower Room

Modern white suite comprises low level w/c. Vanity wash hand basin. Fitted double length shower cubicle with wall mounted electric shower and screen. Fully tiled walls. Heated towel rail. Extractor fan. Wall mounted Dimplex heater.

Bedroom

14'3" x 9'3"

Built in wardrobe with mirrored sliding doors. Wall mounted electric panel heater.
Double glazed window to side with distant sea views.

Lounge

16'6" x 10'7"

Electric night storage heater. Wall mounted electric panel heater. Double glazed window to side. Double glazed patio doors giving access to outside terrace. Open aspect leading to:-

Kitchen

8'1" x 7'7"

Fitted with a range of modern matching fronted units. Marble effect rolled edge worksurfaces with upstands. Inset four ring electric hob with extractor fan above. Further selection of matching units at floor level. Plumbing for washing machine. Inset bowl sink drainer unit with mixer tap. Fitted shelving. Space for fridge/freezer. Double glazed window to side.

Outside Terrace

Wood decked seating area opening onto communal gardens with sea views.

Communal Areas

Communal Lounge. Communal Laundry. Guest Suites. Managers Office. Communal Gardens. Communal Refuse Area.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 62

Annual ground rent amount (£): 275.74
Ground rent review period (year/month):
Annual service charge amount (£): 3264.12 including
buildings insurance
Service charge review period (year/month):

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

Any Additional Property Charges: N/A

Services Connected:

(Gas): No

(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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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.

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



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GROUND FLOOR



FLAT 24, FRINTON LODGE

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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Call us on

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www.fentonsestates.co.uk

Council Tax Band

B



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

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