



- Refurbished
- Ground Floor Apartment
- Garage In Block
- Avenue Position
- Great Town And Beach Access
- Beautifully Presented
- Chain Free
- Contemporary Throughout

1 Portland House, Fourth Avenue, Frinton-on-Sea, Essex. CO13 9HB.

Situated in a coveted avenue position, this beautifully presented ground floor apartment offers an exceptional blend of contemporary style and convenient living. Recently refurbished throughout, the property boasts two spacious bedrooms, a modern bathroom, and a bright reception room, all designed to the highest standards. Perfectly located for easy access to the vibrant town centre and stunning beach, this home provides the ideal lifestyle for those seeking both relaxation and convenience. Added benefits include a secure garage in block and a chain-free purchase, ensuring a smooth and hassle-free buying process. Whether you're a first-time buyer, downsizer, or investor, this apartment's prime location and impeccable finish make it a standout opportunity. Don't miss the chance to own a stylish home in this sought-after area, combining contemporary comfort with the charm of seaside living.



Property Details.

Ground Floor

Communal Entrance Hall

Secure entrance door with telephone entry system and door to apartment.

Hall



With LVT flooring, two storage cupboards, airing cupboard and doors to:

Sitting Room



16' 1" x 14' 9" (4.90m x 4.50m) Box bay window to front, radiator.

Kitchen



10' 6" x 8' 6" (3.20m x 2.59m) Herringbone laid LVT floor, window to side, a contemporary range of fitted units and drawers with stone worktops and upstands, inset sink, fitted oven, inset hob with extractor over, matching eye level units, integrated dishwasher, integrated fridge/freezer, wine cooler.

Bedroom



14' 1" x 10' 6" (4.29m x 3.20m) Window to side, radiator.

Bedroom

12' 1" x 8' 10" (3.68m x 2.69m) Window to side, radiator.

Property Details.

Shower Room



Two obscure windows to side, walk in shower with rainfall shower head, vanity wash hand basin, vanity WC, heated towel rail, tiled floor and walls.

Garage and Parking

17' 1" x 8' 2" (5.21m x 2.49m) Found in block with up and over door, hardstanding proving residents parking area.

Communal Gardens



Available for residents.

Leasehold

136 Years remaining on Lease
Ground Rent £250 PA
Leasehold £1372 PA

About The Area



Frinton-on-Sea is a small town located on the coast of Essex. It is known for its sandy beaches and expansive greensward that stretches along the seafront.

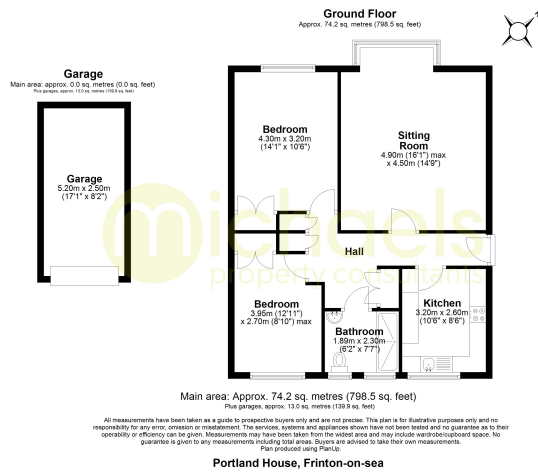
The beach at Frinton-on-Sea is a popular destination for tourists and locals alike. It is well-maintained with clean sands and clear water. It is backed by a sea wall and promenade, which is a popular place for strolling and taking in the views. It is also a popular spot for swimming, sunbathing, and water sports.

The Greensward is a large grassy area located behind the beach and is a popular spot for picnics, sunbathing, and playing sports. It is often utilised by kite surfers alongside hosting outdoor events in the summer months.

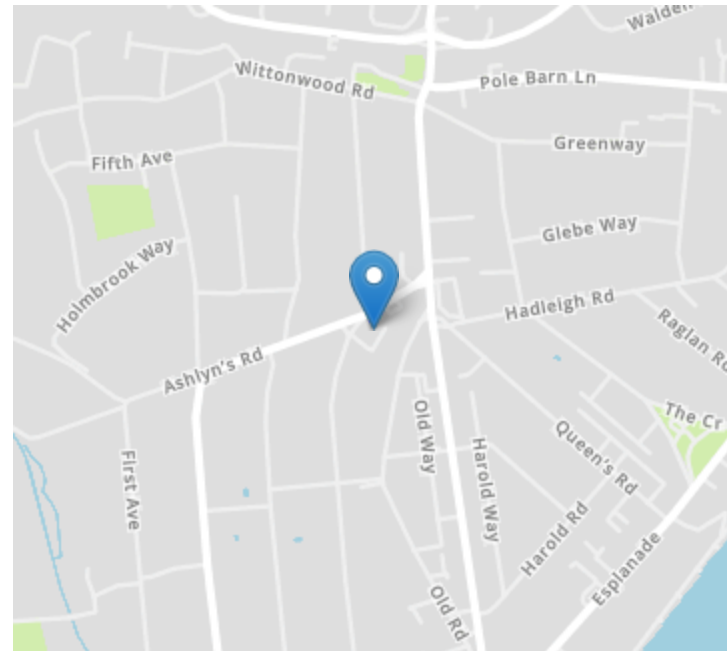
In addition to its beach and Greensward, Frinton-on-Sea is also home to a number of restaurants, cafes, and shops located in its high street, Connaught Avenue. Free parking can be found in the main road running along its coastline. The town is known for its quiet and relaxed atmosphere, making it a popular destination for those looking to escape the hustle and bustle of city life.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.