

FOR SALE

£289,995 Leasehold



Eton Court, Eton Road, Frinton-on-Sea, Essex. CO13 9JA

- First Floor Apartment
- Three Bedrooms
- Share Of Freehold
- Close To Greensward And Beach
- Garage In Block
- Communal Gardens And Parking



PROPERTY DESCRIPTION

My Moving Places are delighted to offer this spacious and characterful three-bedroom first floor apartment, forming part of a purpose-built 1960s block of just six flats, ideally located within the prestigious Frinton Gates and a short walk to the seafront, town centre and mainline railway station.

This generously proportioned property is offered with share of freehold and boasts a garage, no ground rent, and we have been advised a low annual service charge of £1,350. Approx 138 years left on the lease.

Internally, the apartment retains an elegant and individual charm. The bright dual-aspect lounge/diner is a standout feature — enjoying a large bay window with garden outlooks, original cornicing, a decorative fireplace and ample space for both living and formal dining. The separate kitchen offers striking retro styling with turquoise cabinetry, contrasting worktops, and tiled flooring, all flooded with natural light from the large window.

There are three generous bedrooms, ideal for families, guests, or as work-from-home space, along with a spacious hallway and built-in storage cupboards. The layout and size make this a truly versatile and comfortable home.



ROOM DESCRIPTIONS

ENTRANCE/HALLWAY

4' 4" x 18' 3" (1.32m x 5.56m) Private front door opens into a welcoming entrance hall with fitted carpet, radiator, and built-in storage cupboards. Provides access to all rooms within the flat.

LOUNGE/DINER

16' 8" x 18' 2" (5.08m x 5.54m) Elegant and spacious living/dining room featuring a large bay window and additional side window, both with decorative glazing, allowing for excellent natural light. A central fireplace with marble surround acts as a focal point, complemented by decorative coving and ceiling rose. Radiator covers and fitted carpet add a traditional finish, while the generous proportions comfortably accommodate both seating and dining areas.

KITCHEN

10' 2" x 8' 10" (3.10m x 2.69m) Retro-style kitchen fitted with a wide range of original high-gloss units in a distinctive pastel blue finish with contrasting yellow worktops. Large window to rear aspect allows for plenty of natural light. Integrated electric oven, gas hob, and space for additional appliances. Fully tiled walls and black-and-white checkerboard flooring complete the look. A bright and functional space with ample storage and workspace.

BEDROOM ONE

12' 4" x 15' 0" (3.76m x 4.57m) Generously sized master bedroom with large window to front aspect, allowing in plenty of natural light. Fitted with a full wall of built-in wardrobes offering excellent storage, along with matching bedside cabinets and a dressing table. Neutrally decorated with fitted carpet and ample space for additional furniture.

BEDROOM TWO

10' 0" x 11' 0" (3.05m x 3.35m) Well-proportioned second bedroom with rear aspect leaded windows providing plenty of natural light. Neutrally carpeted and comfortably sized to accommodate a double bed and freestanding furniture. Radiator under window and papered walls with decorative border.

BEDROOM THREE

8' 0" x 11' 0" (2.44m x 3.35m) Third bedroom with window to side aspect allowing natural light. Neutrally decorated with fitted carpet and radiator. Suitable as a single bedroom, home office, or additional storage space.

W/C

2' 8" x 6' 3" (0.81m x 1.91m)

BATHROOM

8' 6" x 5' 3" (2.59m x 1.60m) Bathroom comprising panelled corner shower with sliding screen, panelled bath, and vanity unit with inset wash basin. Tiled walls with decorative mosaic and mural detail. Obscure glazed window to rear aspect. Built-in cupboard housing washing machine and additional storage. Laminate flooring.



FLOORPLAN



GROUND FLOOR



ETON COURT

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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