

FOR SALE

£245,000



4, South House, Queens Road, Frinton-on-Sea, Essex. CO13 9BJ

- No onward chain
- Prime location inside the gates, moments from the beach
- First floor apartment
- Two double bedrooms with fitted wardrobes
- Master bedroom with en-suite shower room
- Resident parking & communal gardens
- Lease extended in 2000 for 150 years
- Peppercorn ground rent



PROPERTY DESCRIPTION

My Moving Places is delighted to present this spacious two-bedroom first floor apartment, enviably located inside the gates in Frinton-on-Sea and just a stone's throw from the beach. The property offers generous accommodation throughout, including a bright and welcoming dual-aspect lounge/dining area, a well-fitted kitchen, and two double bedrooms. The master bedroom benefits from a modern en-suite shower room, while the second bedroom is served by a separate family bathroom. Both bedrooms feature fitted mirrored wardrobes, providing ample storage. Externally, the property forms part of a well-maintained development with communal gardens and resident parking. A notable benefit for residents is the communal stair lift in the entrance hall, ensuring ease of access to all floors. The lease was extended in 2000 for a term of 150 years with a peppercorn ground rent. The service charge is to be confirmed. This apartment is offered with no onward chain and would make an ideal permanent residence or holiday retreat.



ROOM DESCRIPTIONS

INTERNAL

KITCHEN

7' 10" x 11' 1" (2.39m x 3.38m) The kitchen is fitted with a range of units and includes an integrated washer, dryer, dishwasher, oven, and microwave, with a side aspect double glazed window providing natural light.

LOUNGE

13' 0" x 15' 8" (3.96m x 4.78m) A spacious dual-aspect lounge with large double glazed windows, radiators, fitted carpet and wall lights.

MASTER BEDROOM

8' 4" x 15' 2" (2.54m x 4.62m) A well-proportioned master bedroom featuring fitted mirrored wardrobes, double glazed window with side aspect, wall lights, radiator and fitted carpet, with a door leading directly to the en-suite shower room.

ENSUITE

5' 11" x 7' 1" (1.80m x 2.16m) The en-suite is fully tiled and fitted with a corner shower cubicle, low level WC, wash hand basin set within a vanity unit, mirrored wall cabinet, radiator and side aspect double glazed window.

BEDROOM TWO

10' 4" x 15' 8" (3.15m x 4.78m) A spacious second bedroom with fitted mirrored wardrobes, wall lights, radiator, fitted carpet and front aspect double glazed window.

FAMILY BATHROOM

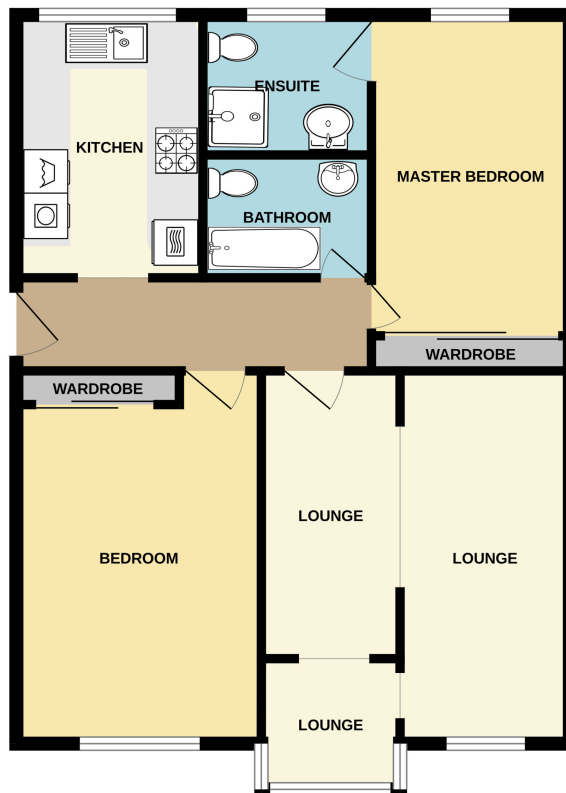
5' 1" x 7' 9" (1.55m x 2.36m) The bathroom is fully tiled and comprises a panelled bath with shower attachment, low level WC, wash hand basin with vanity unit, heated towel rail and fitted mirror.



FLOORPLAN



GROUND FLOOR



SOUTH HOUSE

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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