



Flat 2, Carnaby House, The Esplanade

Frinton-On-Sea, CO13 9HJ

Price £599,995 Leasehold



PAVEYS
ESTATE AGENTS

A rare opportunity to purchase this STUNNING GROUND FLOOR SEAFRONT APARTMENT with BEAUTIFUL SEAFRONT VERANDA AND GENEROUS COURTYARD GARDEN located on the Esplanade in Frinton-on-Sea. This gorgeous character property has been tastefully renovated to a very high standard and has a stylish interior along with a wealth of original features. Key features include a private entrance door, wonderful high ceilings, lounge with sea views, kitchen breakfast room, large master bedroom with en-suite and sea views, second double bedroom with access to the courtyard garden and modern bathroom. The elevated front veranda provides wonderful views over the Frinton's greensward and sea. The generous courtyard garden is fully paved with Indian slate and provides the perfect entertaining space. There is a garage with electric door and allocated parking to the rear of the property and access to the communal gardens. It is located within easy reach of the beautiful beach, Frinton's popular golf, tennis and cricket clubs and Connaught Avenue. An internal viewing is highly recommended in order to appreciate this property and its location. Call Paveys today to arrange your appointment to view.



| 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 | | | |
| | | 69 | 74 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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. Made with Metropac ©2023

SEAFRONT VERANDA

Steps leading up to a private entrance door and covered veranda which is for sole use, paved with Indian slate, exterior lighting.

ENTRANCE HALL

Wooden glazed entrance door and windows with feature stained glass panels to front aspect, fitted coir door matt, fitted carpet, picture rail, built in cupboard, radiator with cover.

LOUNGE 19'9" x 13'3" (6.02m x 4.04m)

Double glazed sash windows to front with beautiful greensward and sea views, fitted carpet, picture rail, attractive stone fireplace with inset gas fire (not tested by agent), serving hatch to Kitchen, TV point, radiators.

MASTER BEDROOM 15'6" x 13'9" (4.72m x 4.19m)

Double glazed sash windows to front with beautiful greensward and sea views, fitted carpet, picture rail, built in wardrobes with storage above, door to En-Suite, radiators.

EN SUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Tiled flooring, fully tiled walls, smooth ceiling, spot lights, extractor fan, heated towel rail.

KITCHEN BREAKFAST ROOM 15'11" x 11'1" (4.85m x 3.38m)

Matching over and under counter units, display units, square edge work tops and upstands, inset white sink and drainer with mixer tap. Built in Neff appliances including oven, gas hob and matching extractor hood. Range of integrated appliances including dishwasher and fridge freezer. Built in airing cupboard housing Valiant boiler (approx 4 years old) and water tank. Wooden sash window to rear, UPVC double glazed door to Communal Courtyard, vinyl flooring, part tiled walls, under unit lighting, smooth ceiling, spot lights, radiator.

BEDROOM TWO 18'5" x 17'1" (5.61m x 5.21m)

Double glazed sash windows to side, UPVC double glazed door to side, fitted carpet, picture rail, fitted carpet, feature fireplace with surround, smooth ceiling, spot lights, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Wooden window to rear, tiled flooring, fully tiled walls, smooth ceiling, spot lights, heated towel rail.

COMMUNAL GARDEN

Beautifully maintained gardens with flowers and shrubs, paved courtyard to the rear and gated access to Courtyard Private Garden.

PRIVATE COURTYARD GARDEN 41'4" x 27'2" (12.60m x 8.28m)

Superb private courtyard garden for sole use, fully paved with Indian slate, bordered by shrubs and hedgerows with retaining panel fencing. The courtyard can be accessed from Bedroom Two or by a gated access from the Communal Garden.

GARAGE & PARKING

Private Garage (in block), electric up and over door, power and light connected (not tested). Allocated parking.

OUTSIDE FRONT

LEASE & CHARGES INFORMATION

The Vendor has advised:

Lease Term: 125 year Lease from 25th March 1999.

Ground Rent: £125.00 per annum.

Service Charge: £618.00 per quarter.

LEASE DISCLAIMER

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Leasehold

Energy Performance Certificate (EPC) rating: C

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.