

WARLEY WAY, FRINTON-ON-SEA, ESSEX, CO13 9PA

Guide price

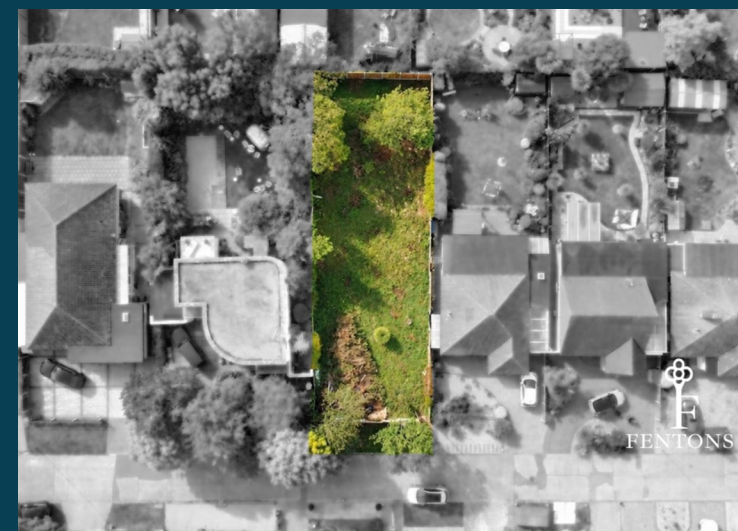
£300,000

FREEHOLD

- Rare Self Build Opportunity
- Inside the Prestigious Frinton Gates
- Planning Permission Expected Shortly
- Grand Four Bedroom Detached Residence
 - Exceptional Seafront Location
 - Just 100 Yards From The Seafront
 - Beautiful Tree Lined Residential Road
 - Art Deco-Inspired Design Potential



FENTONS
ESTATE AGENTS



Fentons are delighted to bring to market this exceptional development opportunity to create a grand and stylish, FOUR BEDROOM DETACHED HOUSE, occupying a highly sought after position inside the renowned Frinton gates and just a stone's throw from one of Frinton-on-Sea's most peaceful and picturesque stretches of seafront and the iconic Greensward.

Benefiting from planning permission expected shortly for an impressive four bedroom detached home, this is a rare opportunity to create a bespoke residence in one of Frinton-on-Sea's most prestigious and desirable locations. The proposed property lends itself beautifully to the area's distinctive Art Deco architectural heritage, whilst offering the opportunity to create a contemporary and luxurious home designed entirely around the buyer's requirements.

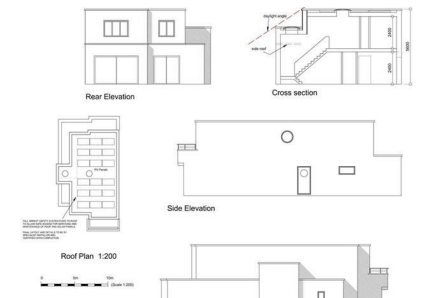
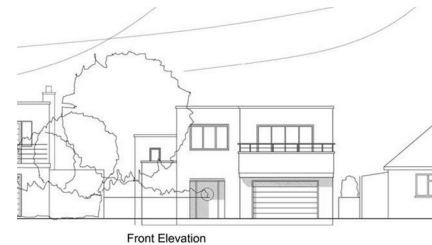
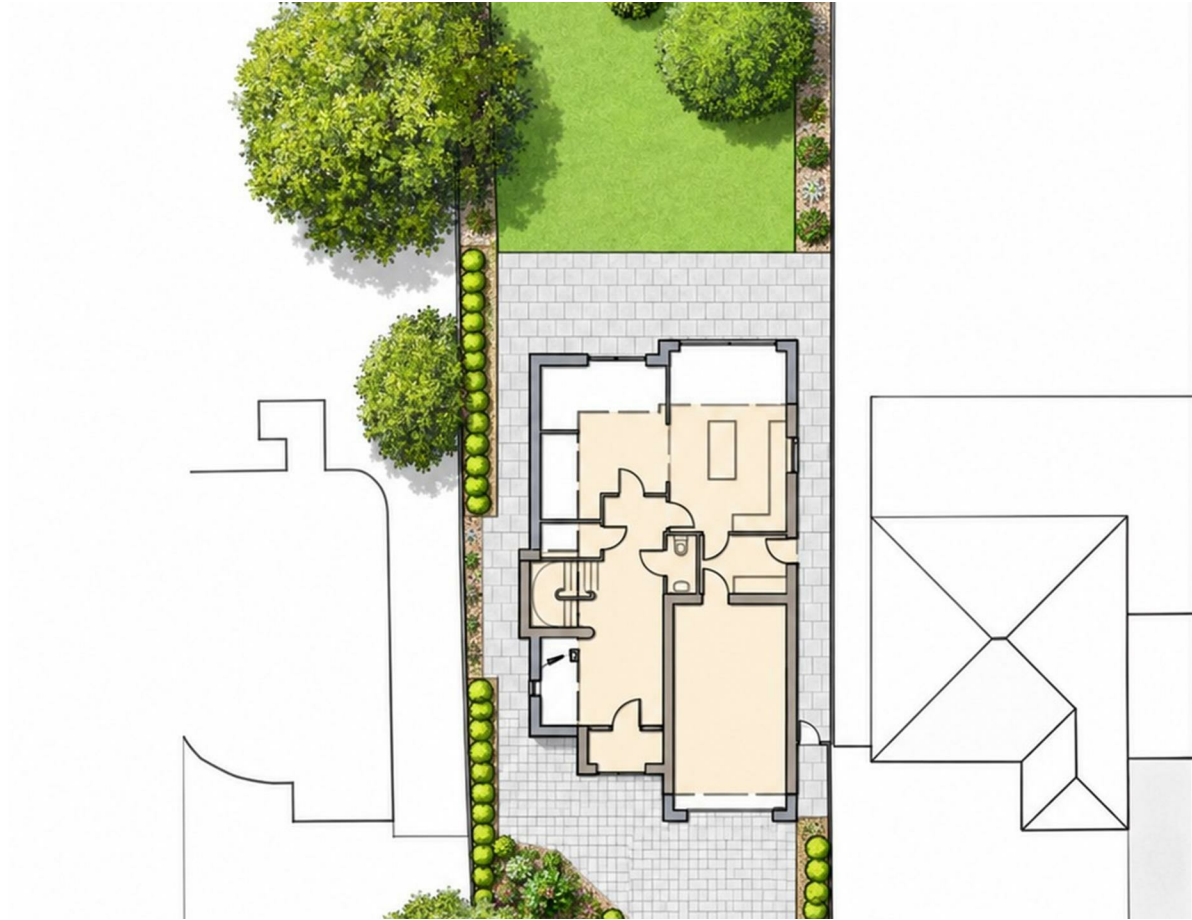
The plot is positioned along a quiet, tree lined residential road and surrounded by attractive and substantial properties, with the seafront, Greensward and the wider amenities of Frinton-on-Sea all within exceptionally close proximity.

Opportunities of this nature, particularly inside the Frinton gates and so close to the seafront, rarely become available and are sure to attract considerable interest.

For further information regarding the planning permission, proposed accommodation or to arrange a site visit, please contact Fentons Estate Agents.

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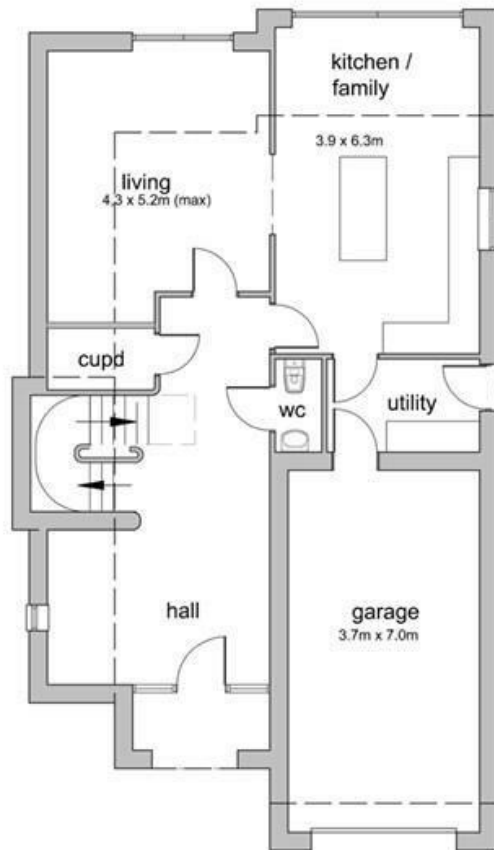
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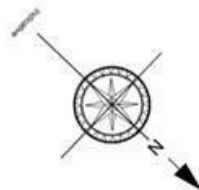
Council Tax Band



Ground Floor Plan



First Floor Plan



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

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.

