



Cliff Way | CO13 9NL

FINE & COUNTRY

OVERVIEW

Welcome to a truly exceptional seaside residence that combines architectural brilliance with unrivalled coastal views. Designed by the celebrated 1930s architect Oliver Hill, this property is a stunning example of timeless elegance and modern sophistication.

Nestled in the exclusive Frinton-on-Sea, this unique home captures the essence of luxury living, with its striking Art Deco design, panoramic sea views, and beautifully landscaped gardens. Perfectly positioned to enjoy the tranquility of the East Coast, this home offers an idyllic retreat for those seeking beauty, privacy, and a rich connection to the surrounding natural landscape.

STEP INSIDE

The ground floor of this unique property is thoughtfully designed for both comfort and style, providing a welcoming space that seamlessly blends functionality with elegance. Upon entering, you are greeted by a spacious hallway that leads to an open-plan living area, filled with natural light from the expansive windows that showcase stunning views of the coastline. The living and dining areas are ideal for entertaining, with stylish Art Deco touches and sleek, modern finishes.

The well-appointed kitchen features high-end appliances, bespoke cabinetry, and ample workspace for culinary enthusiasts. Additionally, the ground floor includes a cozy snug, perfect for more intimate gatherings, as well as convenient access to the landscaped rear garden, which is ideal for alfresco dining and relaxing evenings.









STEP INSIDE

The first floor continues to impress, offering a luxurious and tranquil space dedicated to relaxation and taking in the stunning coastal surroundings. The highlight of this floor is the upper lounge, a spacious room reminiscent of a yacht's deck, with its expansive windows providing breathtaking panoramic views of the sea. This area is perfect for unwinding or hosting guests, with access to a private balcony that overlooks the beach and greensward.

The first floor also houses four generously sized double bedrooms, each thoughtfully designed to maximize comfort and style. Every room on this level is bathed in natural light, and the clever use of space ensures each area feels private yet connected to the home's overall aesthetic of refined coastal luxury.

OUTSIDE

The grounds and gardens are as captivating as the property itself, offering a perfect blend of natural beauty and carefully designed outdoor living spaces. The home is set on a generous plot, with beautifully landscaped gardens that extend to the rear, creating a peaceful oasis ideal for relaxation and entertaining. The west-facing garden is designed to capture the evening sunlight, providing the perfect setting for alfresco dining or sunset gatherings. Mature trees and lush greenery create a sense of privacy and seclusion, while the well-maintained lawns and floral borders enhance the property's serene atmosphere.

To the front, the property overlooks the expansive greensward, which leads directly down to the beach, providing easy access for coastal walks and enjoying the miles of pristine sand. The combination of open space and carefully curated garden areas ensures that every outdoor experience, whether a quiet moment in the garden or a stroll along the shore, is nothing short of idyllic.

A rare and delightful addition is the option to purchase a private beach hut, perfectly positioned on the iconic Frinton beach. Just a short stroll from the property, this charming beach hut offers a serene retreat where you can fully embrace the coastal lifestyle. The beach hut is to be sold separately, and if interested, a price can be negotiated. This offers a unique opportunity to enhance your experience with your own private space by the sea.



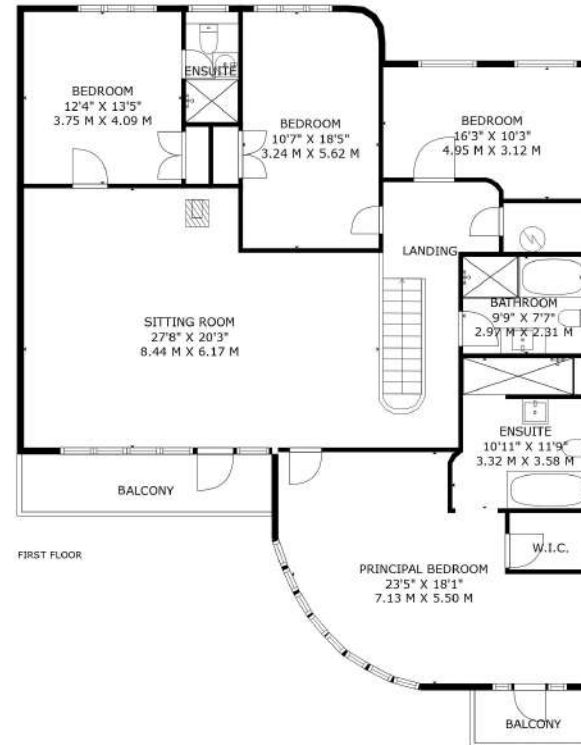
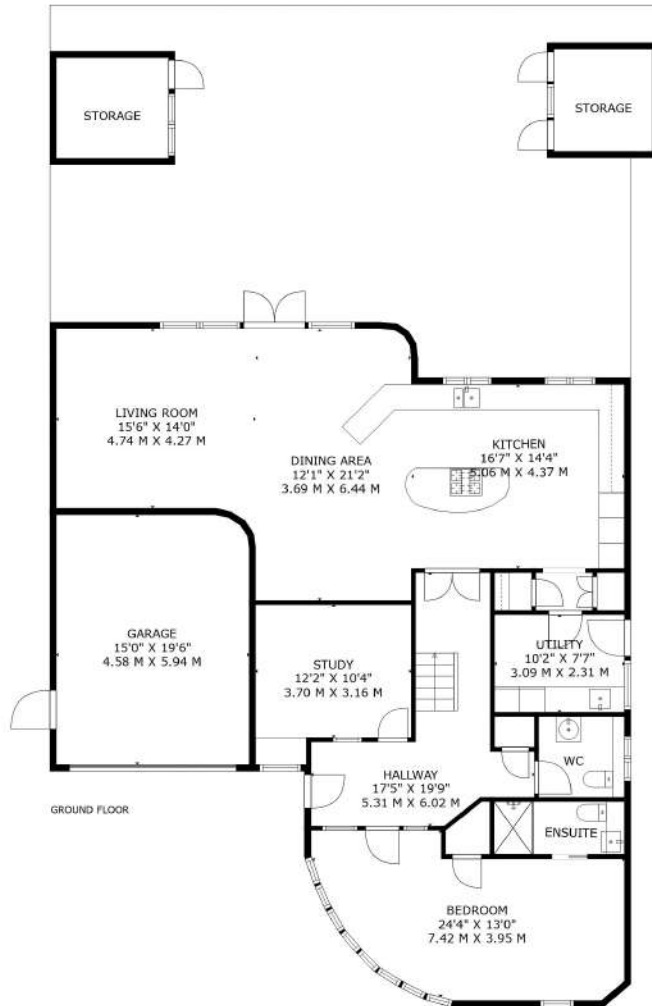
LOCATION

Situated in the highly sought-after coastal town of Frinton-on-Sea, the property enjoys an enviable location known for its exclusivity, charm, and natural beauty. Nestled at the northern end of the seafront, the property overlooks the vast greensward, offering direct access to miles of sandy beaches and scenic coastal walks.

Frinton has long been regarded as one of the most prestigious seaside destinations, celebrated for its peaceful atmosphere, unspoiled landscapes, and limited development within the iconic 'Frinton Gates'.

The town's vibrant mix of boutique cafés, contemporary restaurants, and wine bars adds a cosmopolitan touch, while its renowned tennis club, seafront golf course, and Lifehouse Spa offer ample opportunities for leisure and relaxation. With excellent transport links, including Frinton Station providing direct access to London Liverpool Street, the property perfectly balances tranquil coastal living with convenient city connections, making it an ideal location for both full-time residents and weekend retreats. Transport links and schooling in Frinton-on-Sea are excellent, making Cliff Way an ideal home for families and commuters alike. The town benefits from Frinton Station, which offers direct train services to Colchester and London Liverpool Street, allowing for a convenient commute to the capital in around 90 minutes, perfect for both daily travellers and weekend getaways. The nearby A133 and A12 provide easy road access to surrounding areas and major motorways.

For families, Frinton and the surrounding areas offer a range of highly regarded schools. Both primary and secondary education are well-catered for, with schools such as Frinton-on-Sea Primary School and Tendring Technology College being popular choices. Additionally, there are several independent schools within driving distance, including Colchester Royal Grammar School and Felsted School, known for their strong academic reputations. This combination of quality education and convenient transport makes a well-connected and family-friendly location.



TOTAL: 3386 sq. ft, 315 m2
 GROUND FLOOR: 1539 sq. ft, 143 m2, FIRST FLOOR: 1847 sq. ft, 172 m2
 EXCLUDED AREAS: STORAGE: 130 sq. ft, 12 m2, GARAGE: 291 sq. ft, 27 m2, BALCONY: 126 sq. ft, 12 m2

CRAIG GANDERTON
 DIRECTOR

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE.





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