



90 Fairhaven Avenue
West Mersea
Essex
CO5 8BS

£350,000



Plot on a popular avenue close to the beach

South facing rear garden: 68` x 38` sts

Planning permission granted for 2 bedroom
detached dwelling

Garage

Current dwelling is timber framed with 2
bedrooms

No onward chain

Lounge, kitchen, study, porch, en-suite and
bathroom

Rarely available plot on a popular avenue very close to the beach. The plot currently has a constructed timber framed chalet with garage which would require a great deal of work. Planning permission has been granted for the demolition of the single storey dwelling; construction of two storey detached dwelling for private use; construction of paved drive and path. Colchester planning application no. 200206.

Entrance Hall: 10' 0" x 4' 9" (3.05m x 1.45m)

Study: 9' 7" x 4' 6" (2.92m x 1.37m)

Dining Room: 11' 9" x 9' 8" (3.58m x 2.94m)

Kitchen: 13' 8" x 9' 3" (4.16m x 2.82m)

Lounge: 24' 3" x 12' 0" (7.39m x 3.65m)

Bedroom 1: 14' 1" x 9' 6" (4.29m x 2.89m)

En-suite: 5' 10" x 5' 4" (1.78m x 1.62m)

Bedroom 2: 13' 3" x 9' 6" (4.04m x 2.89m)

Bathroom: 7' 1" x 5' 9" (2.16m x 1.75m)

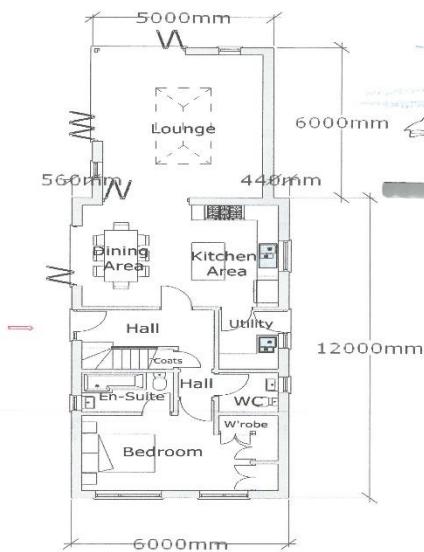
Front garden: 27' 3" x 35' 0" (8.30m x 10.66m)

Rear Garden: 68' 0" x 38' 0" (20.71m x 11.57m)

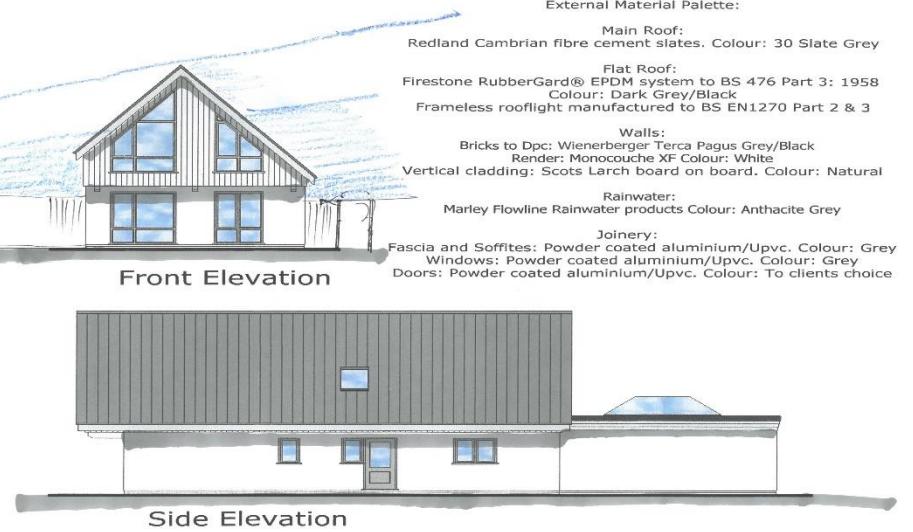


Proposed Replacement Dwelling at: 90 Fairhaven Avenue West Mersea Essex. CO5 8BS for: Ms. S. Pickles	ARCHITECTURAL DESIGN David A. Webb M.I.C.W.C.I. 15 Kingsland Road, West Mersea CO5 8RB Tel: 01206 383924 Mobile: 07594 489313 E-mail: davidawebb66@outlook.com
Plan Ref: SP/DWSM/03/ November 2019	Proposed First Floor Plan & Elevations. Scale: 1:100 @ A3.

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.



Ground Floor Plan



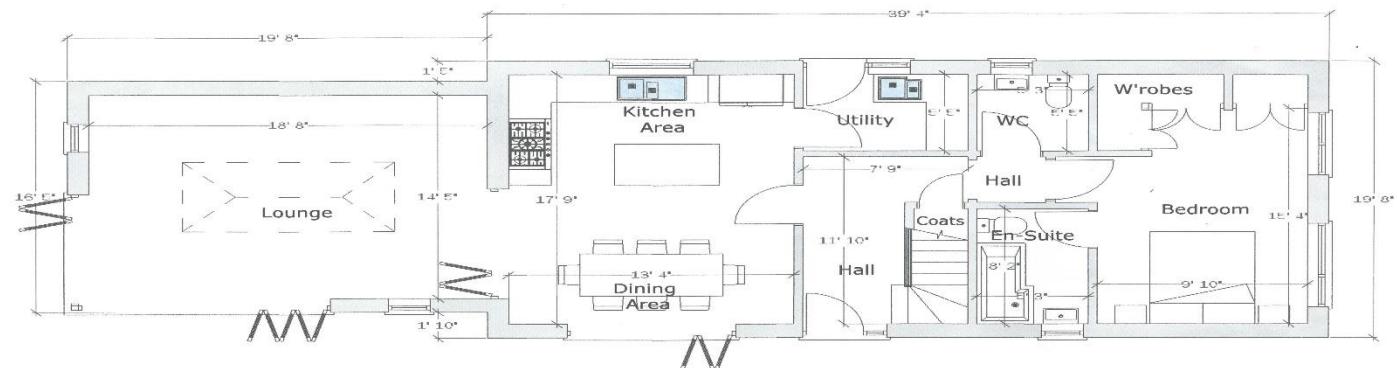
Front Elevation
Side Elevation

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Plan Ref: SP/DWSM/02/
November 2019

Proposed Ground Floor Plan & Elevations.
Scale: 1:100 @ A3.



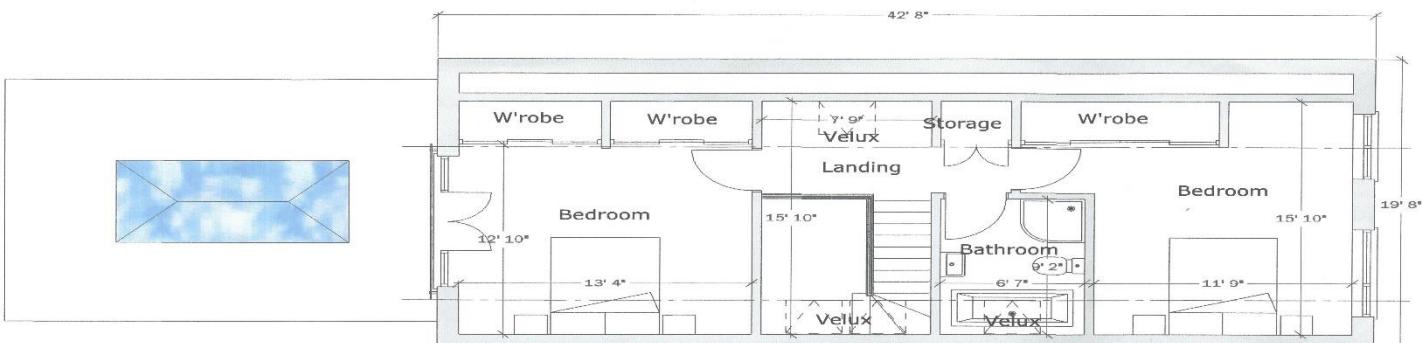
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Plan Ref: SP/DWSM/05/
January 2020

Proposed Ground Floor Plan (Imperial).
Scale: 1:50 @ A3.



First Floor Plan

Proposed Replacement Dwelling
at: 90 Fairhaven Avenue
West Mersea
Essex. CO5 8BS
for: Ms. S. Pickles

ARCHITECTURAL DESIGN
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Plan Ref: SP/DWSM/06/
January 2020

Proposed First Floor Plan (Imperial).
Scale: 1:50 @ A3.

