



GAME ESTATES

PROPERTY SALES & LETTINGS

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01621 869986

90 Fairhaven Avenue
West Mersea
Essex
CO5 8BS

£350,000



Plot on a popular avenue close to the beach

Planning permission granted for 2 bedroom detached dwelling

Current dwelling is timber framed with 2 bedrooms

South facing rear garden: 68' x 38' sts

Garage

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.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

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)



First Floor Plan



Rear Elevation



Side Elevation

External Material Palette:

Main Roof:
Redland Cambrian fibre cement slates. Colour: 30 Slate Grey

Flat Roof:
Firestone RubberGard® EPDM system to BS 476 Part 3: 1958
Colour: Dark Grey/Black
Frameless rooflight manufactured to BS EN1270 Part 2 & 3

Walls:
Bricks to Dpc: Wienerberger Terca Pagus Grey/Black
Render: Monocouche XF Colour: White
Vertical cladding: Scots Larch board on board. Colour: Natural

Rainwater:
Marley Flowline Rainwater products Colour: Anthracite Grey

Joinery:
Fascia and Soffits: Powder coated aluminium/Upvc. Colour: Grey
Windows: Powder coated aluminium/Upvc. Colour: Grey
Doors: Powder coated aluminium/Upvc. Colour: To clients choice

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.
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Plan Ref: SP/DWSM/03/
November 2019

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

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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.

External Material Palette:

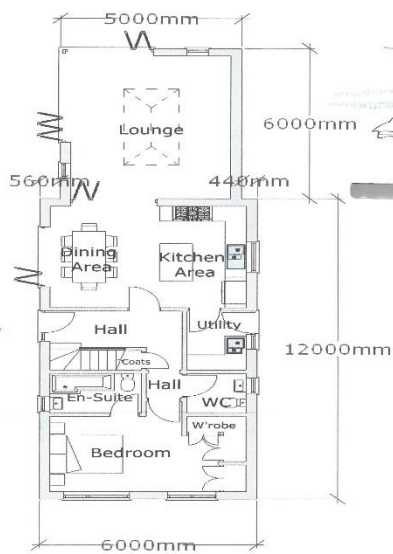
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Ground Floor Plan



Front Elevation



Side Elevation

Proposed Replacement Dwelling

at:
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for:
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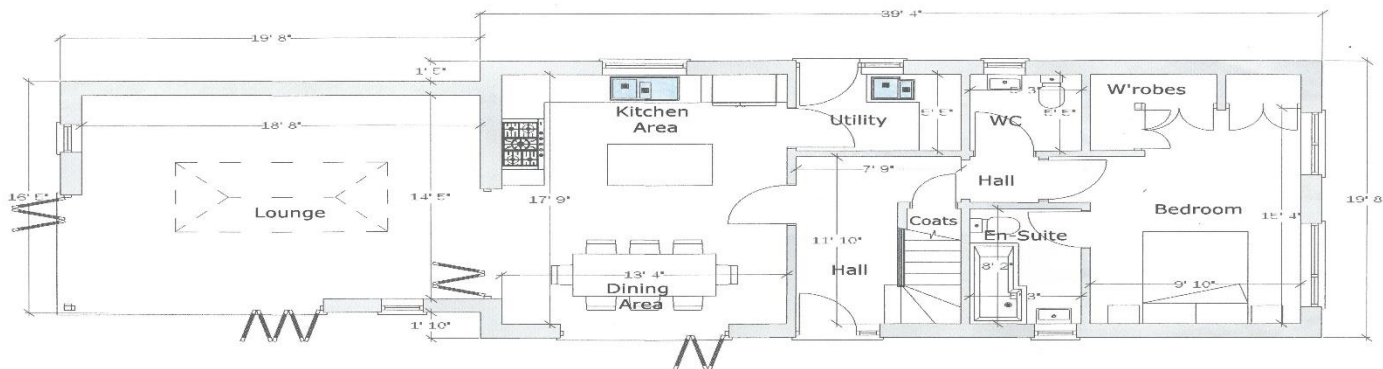
Plan Ref: SP/DWSM/02/
November 2019

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

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Ground Floor Plan

Proposed Replacement Dwelling

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

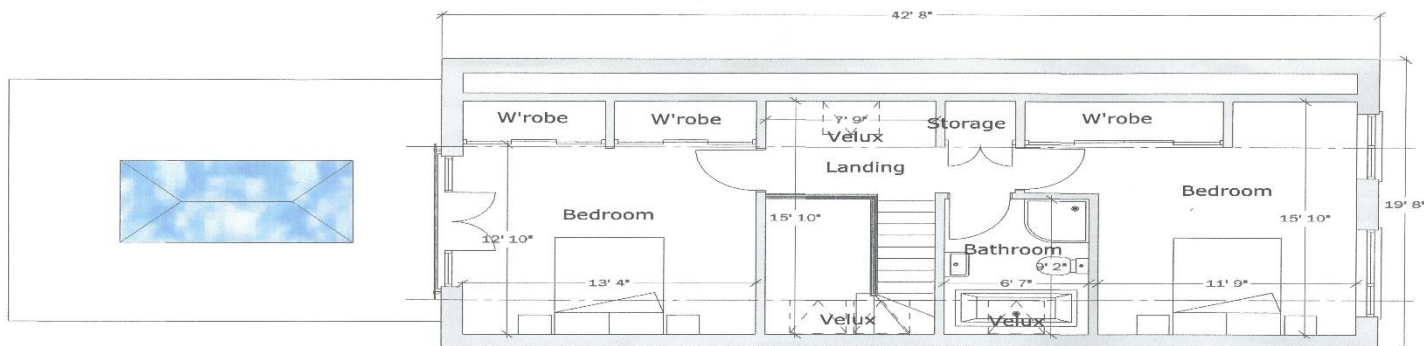
Plan Ref: SP/DWSM/05
January 2020

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

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First Floor Plan

Proposed Replacement Dwelling

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

Plan Ref: SP/DWSM/06
January 2020

ARCHITECTURAL DESIGN

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Proposed First Floor Plan (Imperial).
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