



An exquisite circular Grade II listed house with captivating sea views

**The Round House, Cliff Way, Frinton-on-Sea, Essex**

Guide £850,000 Freehold



Video tour available • Unique and charming waterside home  
• Stunning levels or architecture • Exclusive north end of the sea front • Far-reaching views over the North Sea and the sandy beaches of Frinton-on-Sea

#### Local Information

Frinton station: 0.5 miles (London Liverpool Street from 1 hour 28 minutes); Walton-on-the-Naze: 1.7 miles; Thorpe-le-Soken: 4.5 miles; Clacton-on-Sea: 7.4 miles; Colchester: 18 miles. All distances approximate.

Frinton-on-Sea is a charming small coastal town with an attractive promenade and greensward with a beautiful sandy beach, and beach huts lining the seafront. The area is becoming fashionable with a wider demographic of buyer and age group. The town has over recent years become popular for street cafes, contemporary restaurants and wine bars with a vast array of activities including a tennis, cricket and golf club. For the commuter there is a train station with direct access to London Liverpool Street.

#### About this property

The Round House is perhaps the most notable house built for the Frinton Park Estate, providing beautiful curved elevations allowing panoramic views over the east coast.

The property is an inspiring architectural masterpiece by the famous 1930s architect, Oliver Hill. His concept in design was to create homes of distinction whilst embracing their magnificent

setting. About 404 in total, which included 12 Hill designs, with 10 still in existence, were built as part of this most modernist estate of its time.

This grade II listed building provides a strong architectural statement and offers over 2000 sq ft of innovative accommodation. Operating as the show home for the development, the property included a mosaic plan of the development on the floor designed by Clifford Ellis, which has thankfully been preserved and still has pride of place in the recently renovated home.

The property is truly stunning with smooth, curving walls and full-height glazing to many of the rooms taking full advantage of its wonderful setting. The sitting room is positioned to the front of the house on the ground floor, along with the kitchen, dining room, reception, study, shower room and a central hallway space. Upstairs is the principal bedroom along with two further bedrooms. The principal bedroom provides an en suite bathroom with a separate family shower room.





### Outside

The sub-tropical mature garden provides a bold entertaining space with the provision for an outside kitchen. A fixed ladder to the rear of the building leads to the circular roof, hidden away from sight, providing breath-taking views. Gated access leads to a private driveway and single garage to the rear of the property. A moat sits to the front of the house with bridges reaching across to the front veranda, illuminated at dusk and making an ideal setting for al fresco dining.

### Services

Mains services connected.

### Tenure

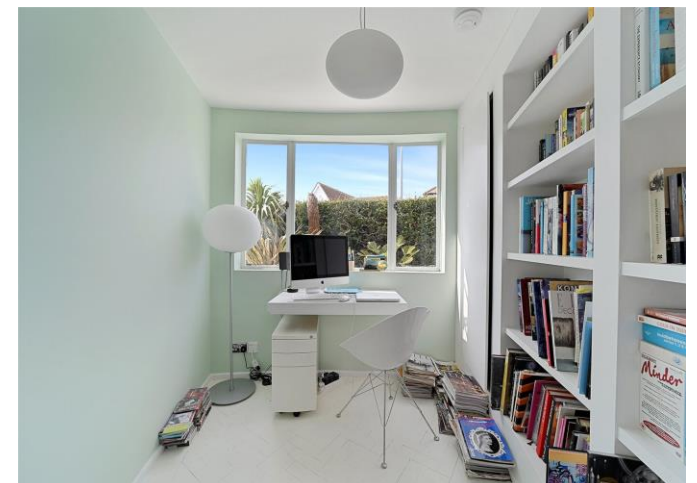
Freehold

### Directions

From the gates, proceed along Connaught Avenue towards the seafront. Proceed along the Esplanade which becomes Cliffs Way where the property can be found on the left-hand side before Waltham Way.

### Viewing

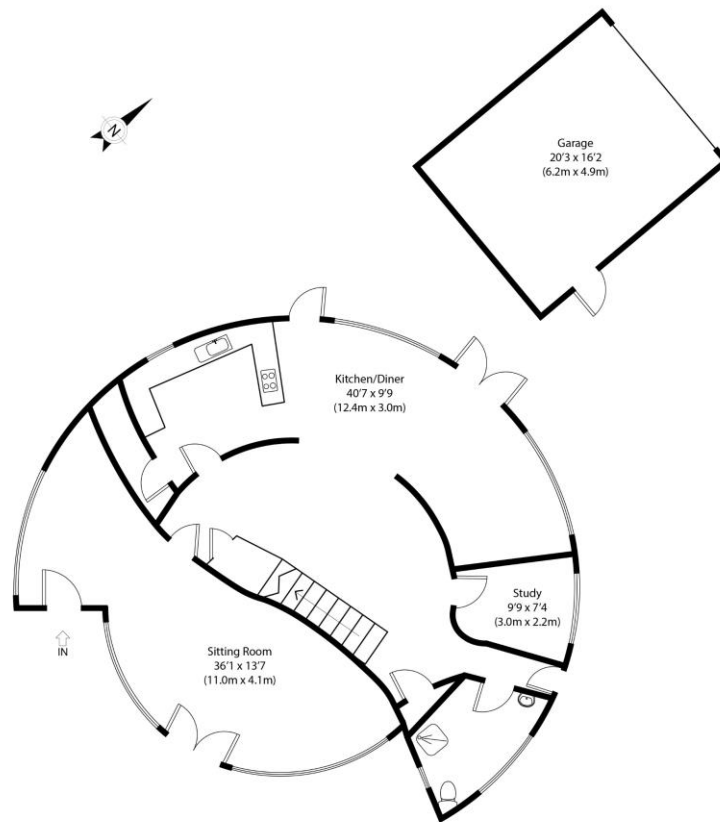
All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.  
Telephone: +44 (0) 1245 293 233.







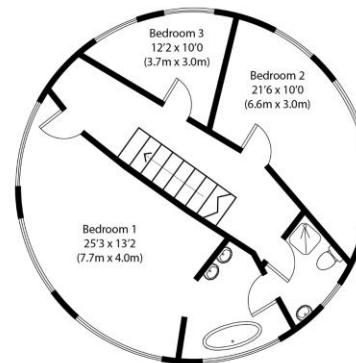




Ground Floor

Approximate Gross Internal Area  
2100 sq ft (195 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cipphoto.co.uk



First Floor