

# THE MODERN HOUSE



*Essex  
Sold*

## Frinton-On-Sea

This is a meticulously refurbished and remodelled example of the Modern Movement houses built for the renowned seaside development, Frinton Park Estate. The house is situated on a private road, and is a short walk from the sandy beaches of Frinton-on-Sea.

Built in 1934-5, and designed by the architect J.T. Shelton, it is one of the best of the 35 houses built for a development that intended to showcase the best in British modern design. The country's most innovative young architects (including Wells Coates, Frederick Gibberd and Connell, Ward & Lucas) were invited to participate in what was to be Britain's most ambitious Modernist settlement.

The current owners have thoroughly refurbished the house since they have owned it with new electrics, new roof, new boiler, new windows and more. New insulation has also been added to considerably improve the energy efficiency of the building. Many of the finest original features have been retained and restored, including a beautiful parquet floor.

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A rear extension has been added to enlarge the kitchen, which now has glazed doors opening up onto the garden.

The entrance hall is entered via a porch. This leads into the living room, which provides an open plan space with a study area. Also on the ground floor is the kitchen / breakfast area.

On the first floor can be found three double bedrooms and a bathroom. The main bedroom has access to a small terrace to the front.

There is an integral garage at the front of the house as well as an area of off street parking. To the rear is a private lawned garden.

Frinton-on-Sea is a picturesque town with a growing community interested in preserving its architectural heritage. The town offers an impressive range of amenities including a grocery, chemist, newsagent and bakery. On Connaught Avenue, the town's main street there are also a good number of bars and restaurants. A little further afield is the larger town of Colchester. Frinton offers a train service to London Liverpool Street in one hour and twenty minutes (the station is a ten minute walk from the house).

*South-East England  
Sold*

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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.