



49 East Road, West Mersea, Colchester, CO5 8EP  
Offers In Excess of £500,000



## 49 East Road, West Mersea, Colchester, CO5 8EP

**Offers In Excess of £500,000**

A unique opportunity to own one of Mersea Island's most historic homes. This charming detached four-bedroom period property occupies a prominent corner plot on sought-after East Road and has remained in the same family for over half a century. Rich in character and heritage, the house even features in the local Mersea Island Museum.

The property retains a wealth of original features, including exposed timber beams and open fireplaces, offering a warm and authentic period feel throughout. With a flexible internal layout, two bathrooms (one being ensuite), and spacious proportions across both floors, the home is ready for sympathetic renovation—and as it is not listed, there's full potential to reconfigure or modernise to suit your needs.

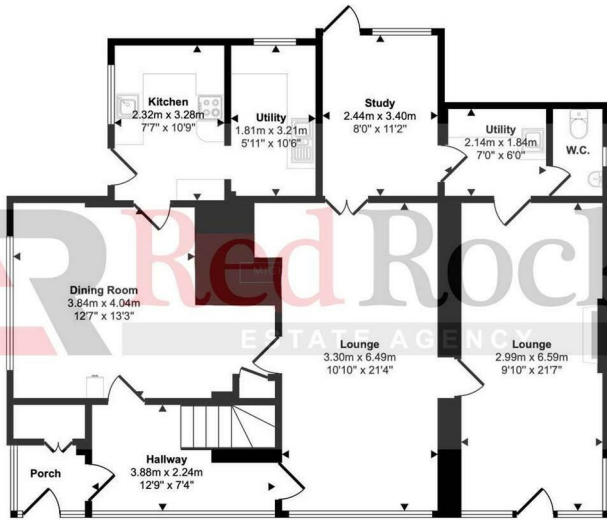
The home sits within a generous & established wrap-around gardens, planted with mature borders including roses, 50-year-old wisteria, and many clematis. A patio area is ideal for outdoor dining, while to the rear, there is a detached garage with power, lockable separate bike store that also houses the boiler, and an off-road parking area accessed from Suffolk Road.

Located just an easy walk from the beach, West Mersea Yacht Club, the island's popular amateur football, rugby and water sports clubs, this property offers the perfect balance of coastal lifestyle and community living. Mersea Island School, local shops, pubs and cafés are all within easy reach, and the City of Colchester—with its mainline rail station to London—is just a short drive away.

This is a rare chance to breathe new life into a historic and iconic island home with huge potential. Early viewing is highly recommended.

## Description

- Four Bedrooms, Two Bathrooms, And Flexible Internal Layout
- Wrap-Around Gardens With Mature Planting
- Detached Garage With Power And Off-Road Parking
- Easily Walkable To Seafront, Yacht club, Rugby, Football & Water Sports
- Walking Distance To Mersea Island School, Shops, and Cafés
- Unlisted Status – Ideal For Renovation And Remodelling
- No Chain, Ready To Move Into
- Good For Families And Retirees: Suitable For A Quieter, Community-focused Lifestyle.

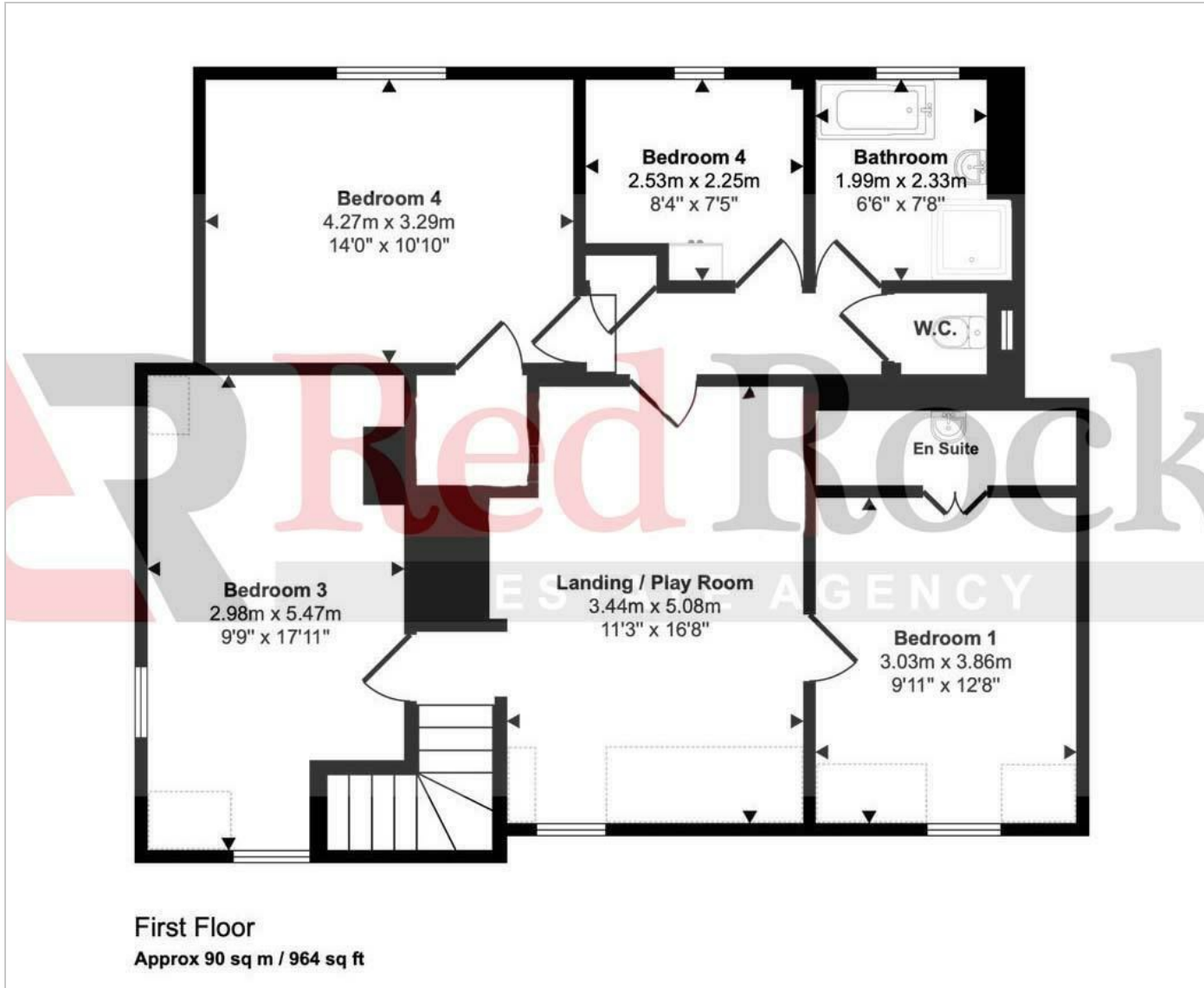


Ground Floor  
Approx 111 sq m / 1195 sq ft

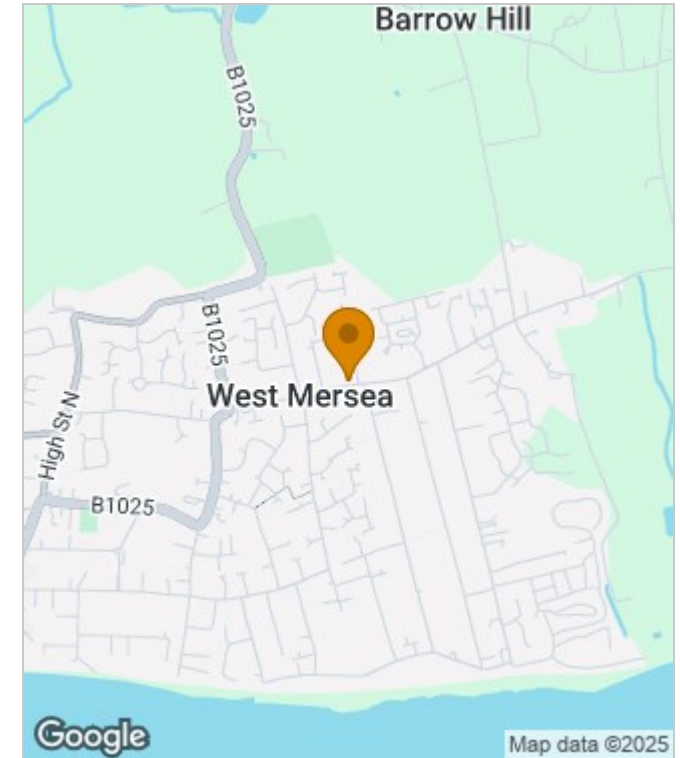
Council Tax Band: F



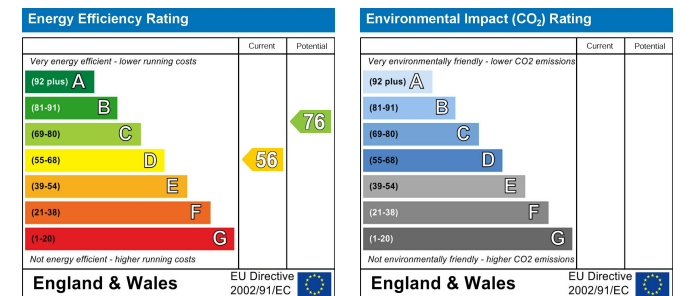
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.