

oakheart



£685,000

Offers In Excess Of  
Fairhaven Avenue, West Mersea,

With pleasure Oakheart Mersea Island welcome you to this superb property - a truly inviting and spacious residence boasting three double bedrooms, two reception rooms, a well-appointed kitchen breakfast room, and a self-contained annex. This delightful property is accompanied by three bathrooms, offering ample convenience and comfort for its inhabitants.

Upon entering, you'll be greeted by the generous living spaces that effortlessly accommodate various lifestyles. The reception rooms are versatile and well-suited for entertaining guests or enjoying quiet evenings in. The kitchen breakfast room is designed for both culinary enthusiasts and casual dining, providing a cozy and functional space to prepare meals and gather with loved ones.

Additionally, the self-contained annex adds versatility and privacy to the property, ideal for accommodating guests, family members, or as a home office. This thoughtful feature enhances the overall flexibility and usage of the property.

In the embrace of this residence lies a beautiful L-shaped landscaped garden, creating a tranquil oasis for relaxation and outdoor activities. The garden's design complements the property, offering a seamless extension of living spaces and a place to enjoy the natural surroundings.

Perfectly positioned within a coveted avenue location, this property grants easy access to the nearby beach. The allure of coastal living awaits just a

short stroll away, allowing you to indulge in beachside activities, scenic walks, and breathtaking sunsets.

Superbly presented throughout, this property embodies modern living with a touch of elegance. This property stands as a testament to thoughtful design, practicality, and the harmonious fusion of indoor and outdoor living spaces. Seize this opportunity to make this residence your own, where comfort, style, and coastal living converge in perfect harmony.

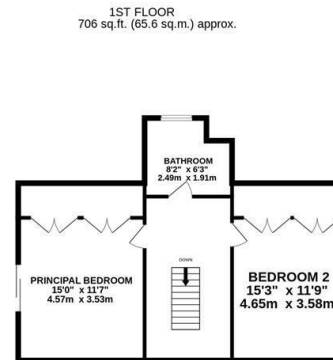
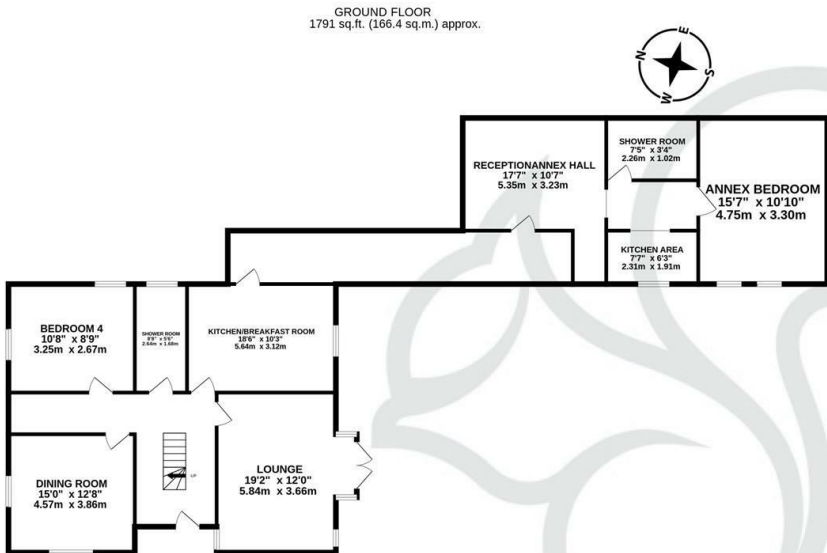
For an internal inspection please call Oakheart Mersealsland.











TOTAL FLOOR AREA : 2497 sq.ft. (232.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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