

oakheart



£850,000

Guide Price

Broomhills Road, West Mersea



Guide Price £850,000 - £900,000

Oakheart Mersea are proud to present this Stunning ScandiaHus built residence that epitomises contemporary coastal living. Nestled just a few steps away from the picturesque beach, this property offers a perfect blend of modern design and seaside tranquility.

The heart of this remarkable home is its open-plan kitchen, seamlessly connected to a spacious family room, fostering a sense of togetherness and allowing for easy entertainment. The kitchen is thoughtfully designed with sleek, modern fixtures and high-end appliances, offering a perfect space for culinary enthusiasts.

One of the highlights of the house is its inviting balcony, providing an ideal spot to enjoy morning coffee or evening sunsets while overlooking the beautiful surroundings.

This ScandiaHus creation boasts two generously sized double bedrooms, providing ample space and comfort. The primary bedroom offers a walk-in wardrobe, adding a touch of luxury and practicality to the space. The ensuite bathroom is designed to cater to modern lifestyle needs, ensuring convenience and privacy.

Adding to the home's architectural splendor is the breathtaking vaulted ceiling in the entrance hall, creating a sense of grandeur and openness. This feature

enhances the overall aesthetic appeal of the house and adds an element of uniqueness to the property.

Furthermore, the property offers the option to expand and customise, with the possibility of adding a third bedroom. This flexibility allows the future owners to tailor the home to their specific needs and preferences, ensuring a perfect fit for their lifestyle.

This fantastic property, with its contemporary style, proximity to the beach, versatile design, and potential for expansion, represents a remarkable opportunity to embrace a coastal lifestyle in a modern and elegant setting.













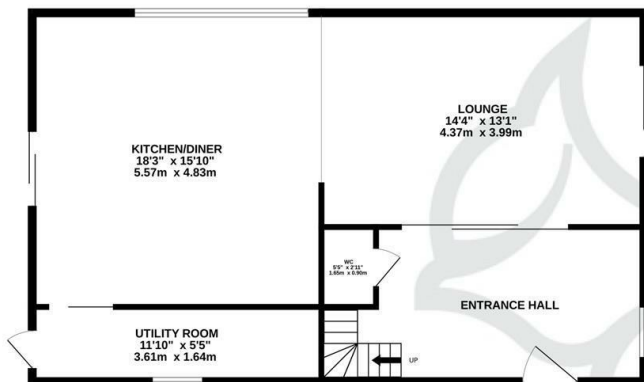


**Local Authority:**  
Colchester

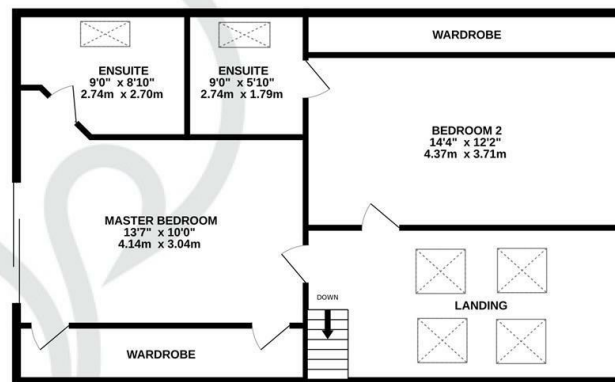
**Tenure:**  
Freehold

**Council Tax Band:**  
A

**GROUND FLOOR**  
1001 sq.ft. (93.0 sq.m.) approx.



**1ST FLOOR**  
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA : 2003 sq.ft. (186.0 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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