



Coast Road, CO5 8LS

Guide Price £1,000,000 - £1,100,000.

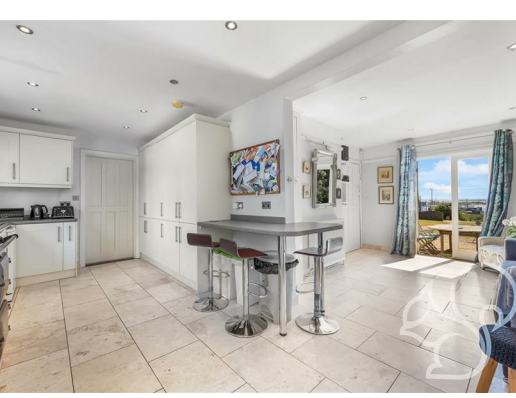
Presenting an exquisite property in a prestigious location, Oakheart Mersea proudly showcases this remarkable four bedroom semi-detached property. Dating back to the 1920s, this remarkable property presents an exceptional opportunity to acquire a residence of timeless elegance in a highly coveted location. With its panoramic estuary views, original charm and modern upgrades, this home offers a truly remarkable living experience.

Stepping through the oversized front door, you are welcomed into an elegant entrance hall with lofty ceilings and a staggered staircase. The lounge is a true highlight, offering breathtaking views of the Estuary while retaining some of its original features such as exposed beams, picture rails, partially exposed brickwork and parquet flooring. A discreet pocket door leads to the dining room opening to the rear garden through double doors creating a seamless indoor-outdoor flow. Adjacent to the dining room is the immaculate kitchen/sitting room. Complete with a gas Aga, high & low level units, breakfast bar, and dual windows overlooking the rear gardens. The kitchen seamlessly transitions into a sitting room, providing bi-folding doors opening to the extensive front garden, creating another vantage point to enjoy the Estuary views.

To the first floor you arrive at the galleried landing. The principal bedroom is a true retreat, offering an awe-inspiring view of the Blackwater Estuary and featuring integrated wardrobes. Three additional double bedrooms grace the first floor, with bedroom two boasting an en suite and integrated wardrobe. The family bathroom comprises of a sleek white three piece suite, including bath with shower unit, WC and hand basin.

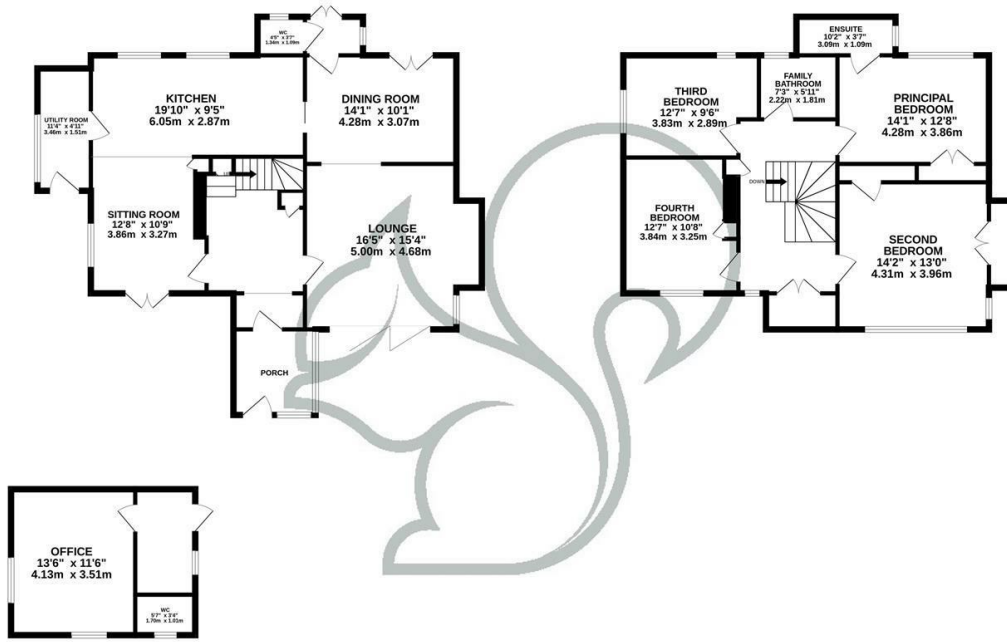
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- Four Double Bedroom Character Property
- Desirable Anchorage Location
- Lounge With Bi-Fold Doors
- Two Further Reception Rooms
- Modern Fitted Kitchen
- Utility Room and Ground Floor Cloakroom
- Charming Original Features
- External Studio/Office - Ideal for Business Use
- Front Gardens
- Off Road Parking For Multiple Vehicles



GROUND FLOOR
1215 sq.ft. (112.8 sq.m.) approx.

1ST FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 2079 sq.ft. (193.2 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
	75
57	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
	71
50	

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC