

oakheart



£599,999

Offers In Excess Of  
Alexandra Avenue, West Mersea,  
Colchester

Situated on Alexandra Avenue in West Mersea, this delightful three-bedroom chalet offers an exceptional living experience in a prime avenue location close to the beach. The property welcomes you with a spacious entrance hall that sets the tone for the immaculate presentation found throughout the home. The interior is thoughtfully designed to combine comfort and style, making it perfect for both everyday living and entertaining.

The kitchen breakfast room is a highlight, providing a bright and functional space for cooking and casual dining. Adjacent to the kitchen, the lounge features multiple windows that flood the room with natural light, creating a warm and inviting atmosphere. This area is ideal for relaxation and enjoying the views of the beautifully manicured west-facing rear gardens, which extend to

an impressive 100 feet.

For more formal occasions, the dining room offers a dedicated space for family meals and gatherings. The property also includes a utility room that adds convenience and functionality to the home, as well as a ground floor cloakroom for added practicality.

The exterior of the property is equally impressive, featuring an extensive driveway and a garage to the front, providing ample parking and storage solutions. The meticulously maintained rear gardens are a true sanctuary, offering a serene outdoor space that is perfect for gardening enthusiasts and those who enjoy al fresco dining or simply relaxing in a private, beautifully

landscaped environment.

Overall, this charming chalet on Alexandra Avenue combines an ideal location close to the beach with a well-designed and impeccably maintained interior and exterior, making it a highly desirable property in West Mersea.

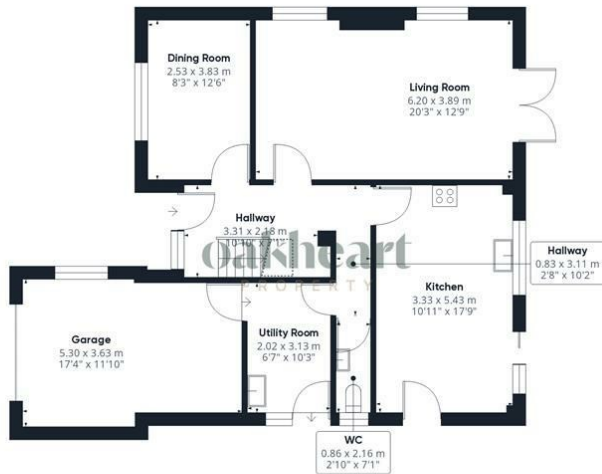
For an Internal Inspection Please Call Oakheart Mersea Island



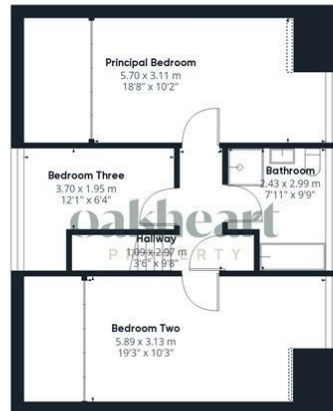








Ground Floor



Floor 1

**oakheart**

**Approximate total area<sup>m</sup>**

152.56 m<sup>2</sup>  
1642.17 ft<sup>2</sup>

**Reduced headroom**

4.38 m<sup>2</sup>  
47.14 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**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>		<b>84</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.

Oakheart Mersea  
01206 382191  
mersea@oakheartproperty.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**