

oakheart



£1,195,000

Asking Price  
Beach Road, West Mersea

Number 12 is a lovely example of an end of era Edwardian house. It sits in a prominent position at the beach end of the Beach Road - a private road and one of the best, sought-after, locations on Mersea Island.

The house occupies an elevated position and has glorious sea views from all its rooms, most of which are also double aspect.

There is immediate access to the West Mersea beach via a slip road from the road outside the house. The house itself has been tastefully updated with new windows all round as well as the french windows. The kitchen includes new units and a magnificent 4 oven 'eco' electric aga - economical and giving a warm, central heart to the home.

Externally, there is a large dining balcony leads from

the landing, with far-reaching views, whilst below it is the 'Indian-style' Indian sandstone veranda and large sun-trap terrace. The gardens are 'wrap-around' with different areas for barbecues, sunbathing and boat storage etc.. All in all, this is a rare opportunity to acquire a well known, peaceful property on the Island.

For an Internal Inspection Please Call Oakheart Mersea Island

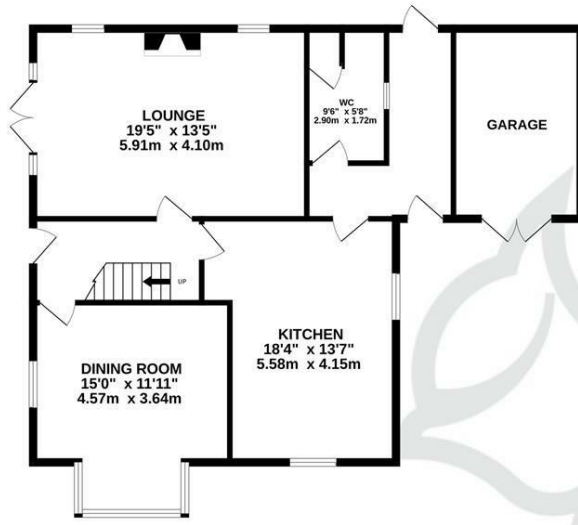




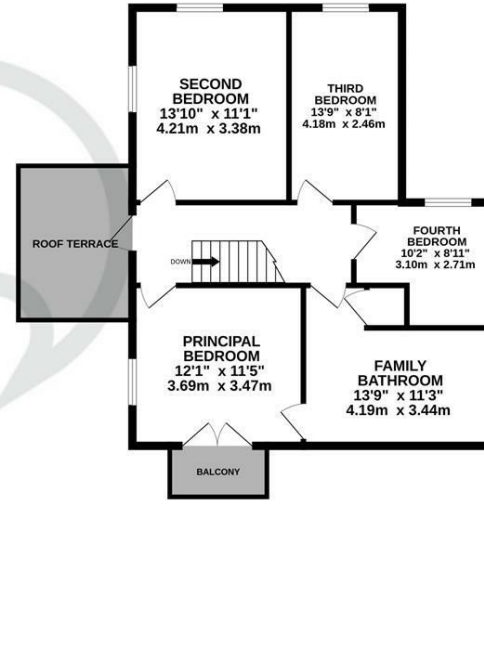




GROUND FLOOR  
1106 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1815 sq.ft. (168.6 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:  
F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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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