

oakheart



£525,000

Offers In Excess Of
Seaview Avenue, West Mersea

NO CHAIN

Welcome to this beautifully renovated Edwardian semi-detached house on Seaview Avenue, a property that seamlessly blends timeless charm with modern convenience. The inviting lounge offers a perfect balance of comfort and style, featuring generous proportions and a large window that fills the space with natural light, creating a warm and airy ambiance.

The heart of the home is the thoughtfully designed kitchen diner, ideal for family meals and entertaining guests. This space is a culinary enthusiast's dream, fitted with high-quality fixtures, ample storage, and a layout that encourages social interaction while cooking or dining.

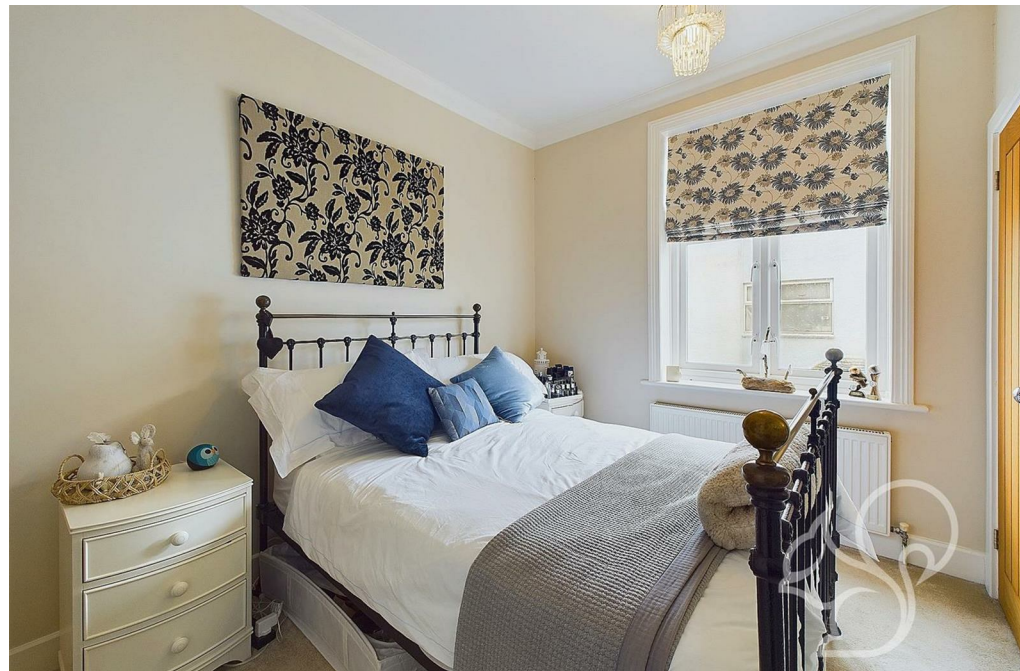
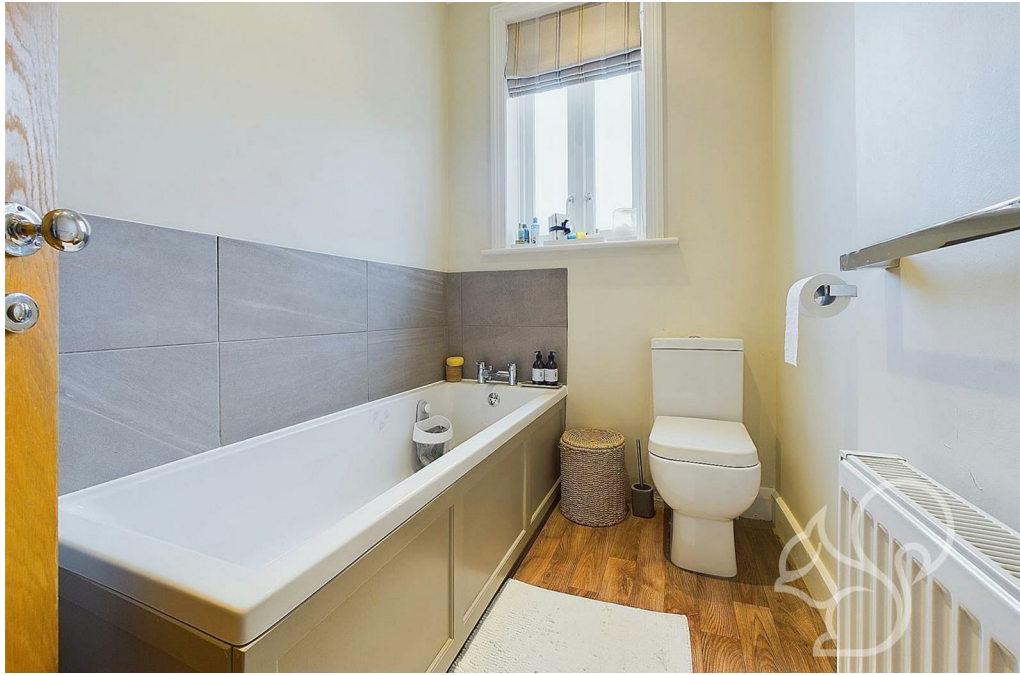
The property offers five beautifully appointed bedrooms, each providing comfort and versatility. The standout feature is the impressive loft conversion, which adds a flexible living space that

can be tailored to your needs—whether as a luxurious bedroom, home office, or creative studio. The loft is further complemented by an ensuite WC, adding an extra layer of convenience and privacy.

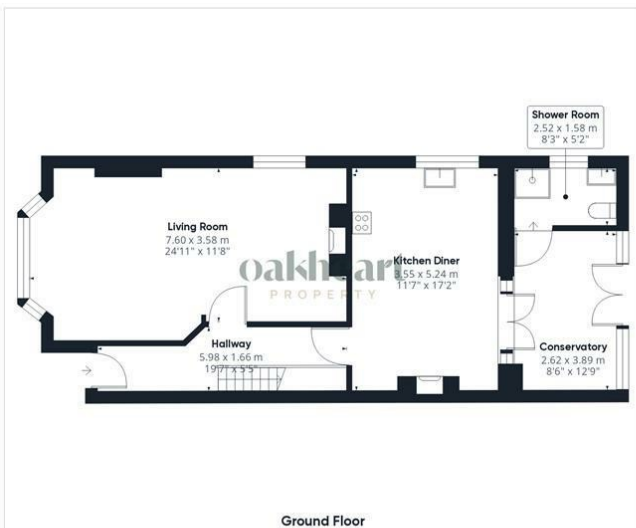
Externally, the property continues to impress with off-road parking for multiple vehicles, ensuring practicality and ease of access. This home is perfectly situated in one of West Mersea's most sought-after locations, offering a harmonious blend of Edwardian character and modern living.



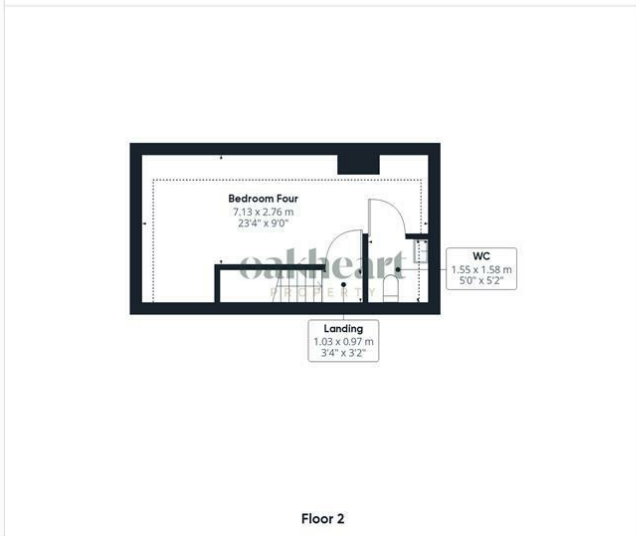




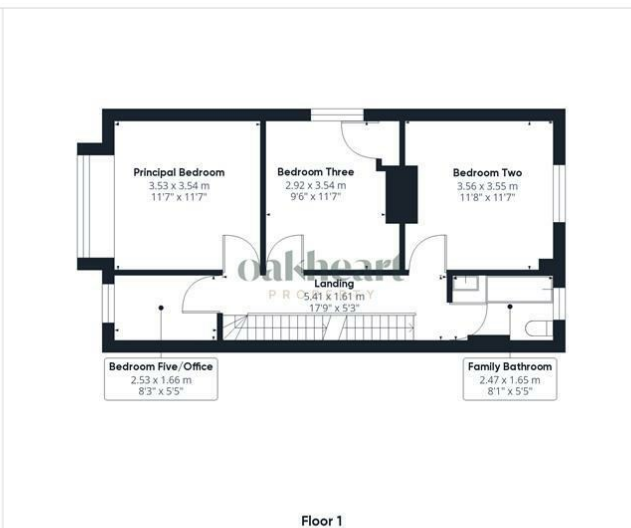




Ground Floor



Floor 2



Floor 1

oakheart

Approximate total area⁽¹⁾

141.68 m²
1525.03 ft²

Reduced headroom

5.89 m²
63.4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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