

oakheart

£525,000

Asking Price

Fairhaven Avenue, West Mersea,

Located on an avenue leading to the beach, this charming two double-bedroom detached house is ideally positioned on an avenue leading to the beach. Set on a substantial plot with a 55' frontage and 75' rear gardens, the property offers both versatility and significant potential for further development (subject to planning permission).

This light and airy home has undergone several recent refurbishments, including a modern kitchen, a ground-floor

bathroom, and a first-floor ensuite with a walk-in wardrobe, providing contemporary comfort and style. The spacious lounge, with its dual-aspect windows, offers beautiful views over the landscaped rear gardens, creating a perfect space for relaxation.

Externally, the well-maintained gardens feature an alfresco dining area, a large fishpond, a workshop, detached garage with electricity and heating and a storage shed, adding both functionality and charm to the outdoor space.

In summary, this is a beautifully refurbished detached home offering modern living on a substantial plot, with the added bonus of development potential in a highly desirable coastal location.

For and Internal Inspection Please Call Oakheart Mersea Island











Ground Floor



Floor 1

oakheart

Approximate total area⁽¹⁾

92.39 m²
994.48 ft²

Reduced headroom

7.58 m²
81.59 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		
(39-54) E		
(21-38) F	25	
(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