

oakheart

£480,000

Guide Price
The Lane, The Boathouse, West
Mersea,

Guide Price £480,000. - £500,000.

Nestled on The Lane in West Mersea, this charming three-bedroom semi-detached home offers a delightful blend of coastal living and modern comfort. The property features three generously sized double bedrooms, with the principal bedroom benefiting from stunning sea views, providing a serene and picturesque setting to wake up to each day.

The heart of the home is the open-plan living space, which flows seamlessly from the lounge through to the kitchen and dining area, creating a welcoming and spacious environment perfect for both family life and entertaining guests. Large windows and thoughtful design ensure the space is filled with natural light, enhancing the airy feel of the home.

The south-facing rear gardens are a true highlight, offering a sun-filled outdoor retreat that is ideal for relaxation or alfresco

dining. The garden's orientation ensures it enjoys sunlight throughout the day, making it a perfect space for outdoor gatherings and leisure.

The property also benefits from a garage, providing convenient parking and additional storage. With its prime location on The Lane and a blend of sea views, open-plan living, and beautiful gardens, this home offers a wonderful opportunity to enjoy the best of West Mersea's coastal lifestyle.

For An Internal Inspection Please Call Oakheart Mersea Island.











WC
1.68 x 1.94 m
5'6" x 6'4"

Ground Floor



Landing
4.70 x 0.81 m
15'5" x 2'7"

Bathroom
2.13 x 1.63 m
6'11" x 5'3"

Floor 1

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Approximate total area[®]
83.95 m²
903.63 ft²

(1) Excluding balconies and terraces.

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:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(55-68) D		
(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.

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