

oakheart



£650,000

Asking Price  
Seaview Avenue, West Mersea

This spacious five-bedroom family home offers incredible value, with its prime location on a sought-after avenue leading directly to the beach, ideal for those who love coastal living. Chain-free and priced competitively for a quick sale, it also presents excellent development potential, making it a fantastic investment opportunity.

Inside, the home features a large, versatile lounge diner measuring 27'3" x 12', perfect for family living and entertaining. Two additional reception rooms provide flexible options for a home office, study, or extra living spaces to suit your needs. Three workshop/utility rooms to the rear of the property offer plenty of storage space or potential

for further development.

The property is designed for convenience with a ground floor shower room, alongside a well-appointed family bathroom on the first floor. The loft has also been partially converted, offering an extra bedroom and valuable storage space.

Outside, the property stands centrally, well within its own grounds and boasts an extensive in-and-out driveway with parking for multiple vehicles, plus a double garage for secure parking or storage. The enclosed large rear garden offers privacy, plus plenty of space

for entertaining and a swimming pool.

In summary, this property is competitively priced to sell and offers huge potential for development, making it an ideal purchase for buyers seeking a spacious home with room to grow in a prime coastal location.

For an internal inspection call Oakheart Mersea

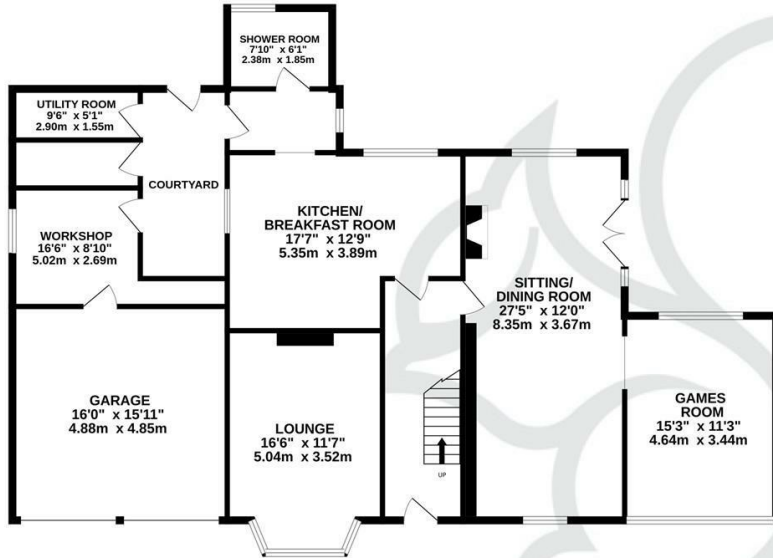




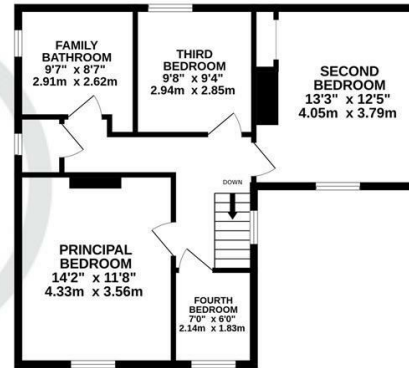




GROUND FLOOR  
1577 sq.ft. (146.5 sq.m.) approx.



1ST FLOOR  
622 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 2199 sq.ft. (204.3 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</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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