

oakheart



£475,000

Asking Price

East Road, West Mersea

Wavecrest is a charming three-bedroom detached chalet-style bungalow situated in the desirable coastal location of Mersea Island. This spacious and well-presented property offers a versatile layout ideal for both family living and entertaining.

At the heart of the home is the kitchen/dining/family room, providing an open-plan space perfect for modern living. There is also a separate sitting room for more

formal or quiet moments. The property benefits from a ground-floor principle bedroom, offering convenience and flexibility, while two additional bedrooms are located on the first floor, along with two well-appointed shower rooms and a cloakroom.

Externally, the property boasts a gated gravel driveway with ample parking, leading to a garage for secure vehicle storage. Additionally, there is a useful workshop

equipped with power and lighting, offering extra storage or a space for hobbies. This coastal home combines comfort and practicality in a peaceful, sought-after location, just a short distance from the beach and local amenities.

For an Internal Inspection Call Oakheart Mersea Island

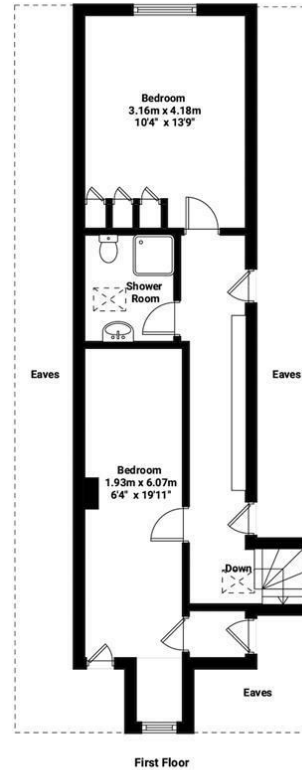
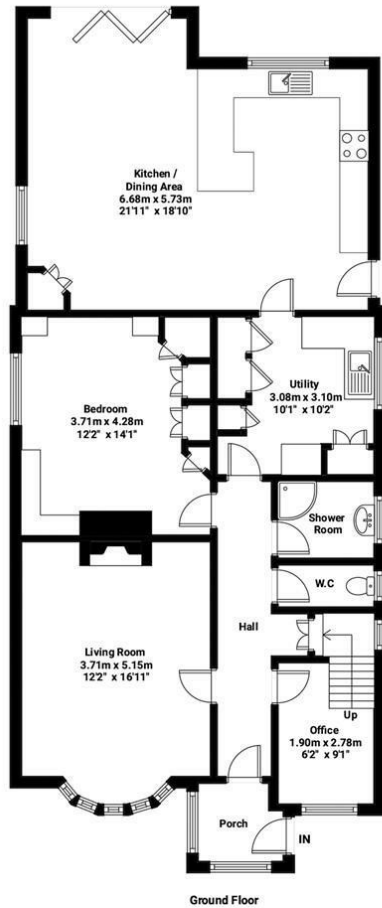
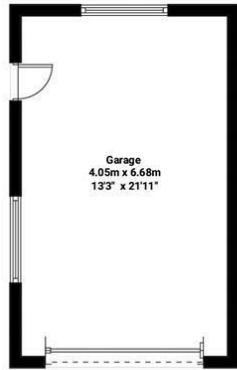
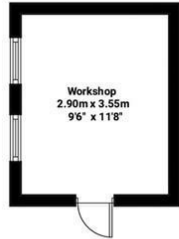








TOTAL APPROXIMATE FLOOR AREA :
 1892.9 sq ft (175.86 sq mt)
 House : 1490.9 sq ft (138.51 sq mt)
 Garage : 291.2 sq ft (27.05 sq mt)
 Workshop : 110.8 sq ft (10.3 sq mt)



East Road, West Mersea

Illustration for identification purposes only. Measurements are approximate and not to scale.



Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			66
(55-68) D			
(39-54) E	42		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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