

oakheart

£550,000

Offers In Excess Of
Seaview Avenue, West Mersea

This delightful three bedroom detached house is situated on the highly sought-after Seaview Avenue in West Mersea, offering an exceptional opportunity for those looking to create their perfect home in a prime location. With fantastic potential to improve and add value, this property is ideal for those looking for a new project or a growing family in need of space and versatility.

The property sits on a substantial plot, providing plenty of room to extend (STPP), and is conveniently located just a short stroll from the beach, allowing you to enjoy the best of seaside living. It also offers off-road parking for multiple vehicles, ensuring convenience for

families or those with guests.

Inside, the property offers a flexible layout, with a spacious, light-filled living area that leads to a separate study – perfect for working from home or creating an additional snug space. The ground floor also features a family bathroom with a shower, ensuring that this level is both practical and comfortable for everyday living.

Upstairs, you'll find three generously sized bedrooms, including a large principle bedroom that offers a peaceful retreat. The other two double bedrooms, provide ample space for a growing family or

guests. The first-floor family bathroom completes the accommodation, adding further convenience.

Offered with no onward chain, this property presents a rare chance to own a home on one of West Mersea's most desirable roads. Whether you're looking to move straight in or take on a renovation project, this house is full of potential and offers the perfect foundation to make your own mark. Don't miss the opportunity to secure a home in such a desirable location, with all the space you need to grow.

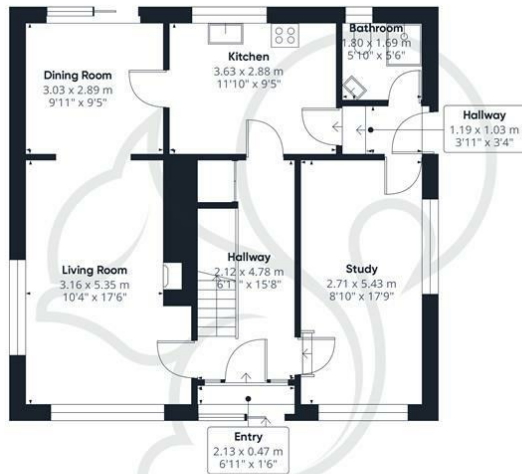
For An Internal Inspection Please Contact Oakheart Mersea Island.



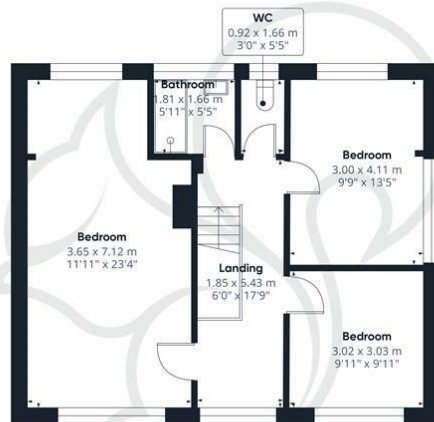








Ground Floor



Floor 1

oakheart

Approximate total area[®]
128.51 m²
1383.28 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:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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@oakheart.co.uk
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

oakheart