

oakheart

**£475,000**

Offers In Excess Of  
Firs Road, West Mersea,



Guide Price £500,000 - £525,000.

Nestled in the heart of West Mersea, Essex, on Firs Road, awaits a charming residence that epitomizes comfortable coastal living. This three/four bedroom detached chalet occupies a coveted corner plot position, offering both space and privacy in equal measure.

Upon arrival, the allure of this home is immediately apparent. Its wraparound gardens envelop the property, creating a serene oasis where greenery meets the sea breeze. The meticulously landscaped grounds provide ample space for outdoor recreation, gardening endeavors, or simply enjoying moments of tranquility in the open air.

Step inside to discover a layout designed to accommodate both practicality and relaxation.

Two reception rooms offer versatile spaces for entertaining guests, unwinding with loved ones, or pursuing personal hobbies. With its warm ambiance and abundant natural light, each room invites moments of connection and comfort.

The ground floor hosts a well-appointed bathroom, providing convenience and accessibility for residents and guests alike. Ascend to the first floor to find a thoughtfully designed shower room, adding further functionality to the home's layout.

Parking is a breeze with two driveways, ensuring ample space for vehicles and accommodating the needs of modern living. Whether hosting gatherings or embarking on daily adventures, the convenience of off-street parking adds to the ease and comfort of life at 2 Firs Road.

In essence, this property embodies the essence of coastal living, combining the tranquility of village life with the comfort of modern amenities. With its corner plot position, wraparound gardens, and versatile living spaces, it offers a rare opportunity to embrace the best of West Mersea living.

For and Internal Inspection Call Oakheart Mersea Island







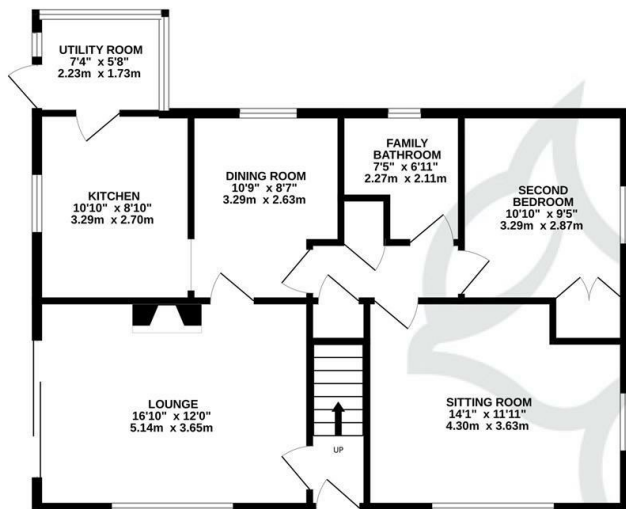




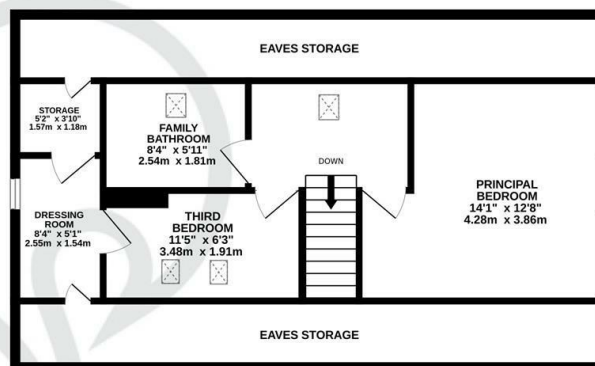




GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 1486 sq.ft. (138.0 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:**  
E

### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>82</b> |
| (69-80) <b>C</b>                            | <b>69</b>                                                                                                     |           |
| (55-68) <b>D</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  |           |

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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