

oakheart



£1,075,000

Asking Price

Beach Road, West Mersea

Nestled in the heart of one of West Mersea's most sought-after locations, this charming four-bedroom Edwardian home on Beach Road offers an exceptional blend of period character and modern living. Just a short walk from the beach, the property enjoys a prime position, perfect for those looking to embrace coastal living while benefiting from the comforts of a spacious and well-appointed family home.

Stepping through the front door, the house immediately impresses with its elegant proportions and timeless features. A welcoming hallway leads to

the beautifully appointed living spaces, where high ceilings, decorative cornicing, and large windows create a sense of grandeur. The living room is a delightful space to relax, featuring a log burner that adds warmth and character. Adjacent to this is a versatile study, ideal for those working from home or in need of a quiet retreat. The separate dining room provides the perfect setting for entertaining, while the well-equipped kitchen family room offers ample space for casual family dining. At the rear of the house, the stunning family room has bi-fold doors opening onto the garden, is bathed in natural light, seamlessly

connecting indoor and outdoor spaces.

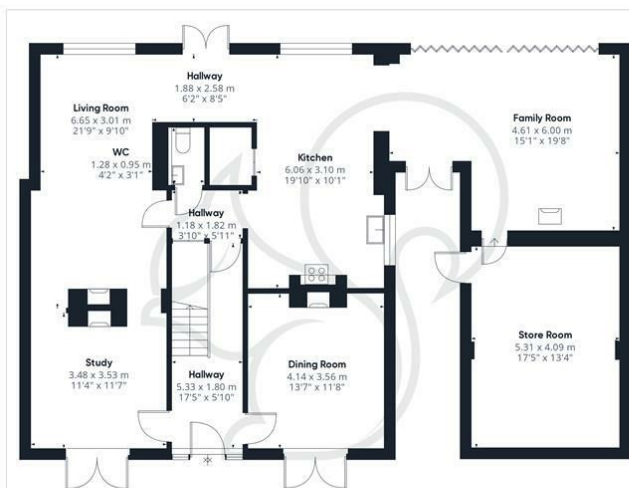
Upstairs, the property continues to impress. The first floor comprises three generously sized bedrooms, each with its own charm and character, along with a well-appointed family bathroom. The jewel of this home, however, is the spectacular principal bedroom, created through a loft conversion that makes the most of the stunning elevated views. This luxurious suite boasts an en suite shower room, a walk-in wardrobe, and useful eaves storage, offering both style and practicality.







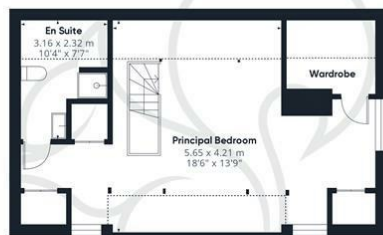




Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>®</sup>

232.94 m<sup>2</sup>

2507.32 ft<sup>2</sup>

Reduced headroom

10.19 m<sup>2</sup>

109.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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>                            |                            |           |
| (69-80) <b>C</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<br>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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