

oakheart

£290,000

Offers In Excess Of  
Chatsworth Road, West Mersea



Located in the sought-after coastal village of West Mersea, this well-presented two-bedroom mid-terraced home offers the perfect combination of comfort, practicality, and convenience. Positioned within easy walking distance of local shops, amenities, and the waterfront, the property is ideal for those looking to enjoy a relaxed lifestyle by the sea while still benefiting from excellent day-to-day facilities.

The home features a bright and spacious living area that flows

through to a modern conservatory at the rear, creating a flexible and inviting space for relaxing, dining, or entertaining. The conservatory opens out onto a beautifully maintained south-facing rear garden, providing a private and sun-filled outdoor retreat throughout the day – ideal for al fresco dining or simply unwinding in peace.

Upstairs, the property offers two generously sized bedrooms with ample natural light and a well-appointed bathroom, making it

suitable for couples, small families, or those seeking a low-maintenance coastal bolt-hole. The kitchen is thoughtfully designed with plenty of storage and workspace, making it both stylish and functional.

Externally, the home benefits from allocated off-road parking for two cars, along with the added convenience of an EV charging point – a practical feature for the eco-conscious homeowner. With its appealing mix of modern comforts and a prime location in a quiet residential area, this home presents a fantastic opportunity to enjoy all that West Mersea has to offer.



















Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

55.63 m<sup>2</sup>

598.8 ft<sup>2</sup>

Reduced headroom

0.61 m<sup>2</sup>

6.56 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 are based on RICS IPMS 3C standard.


GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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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