

oakheart



£340,000

Offers In Excess Of  
Churchfields, West Mersea



Tucked away in the heart of West Mersea, this charming two-bedroom semi-detached home offers a rare opportunity to own a character-filled property just a short stroll from the beach. Built in 1893, this delightful house blends period features with modern comforts, creating a warm and welcoming atmosphere throughout.

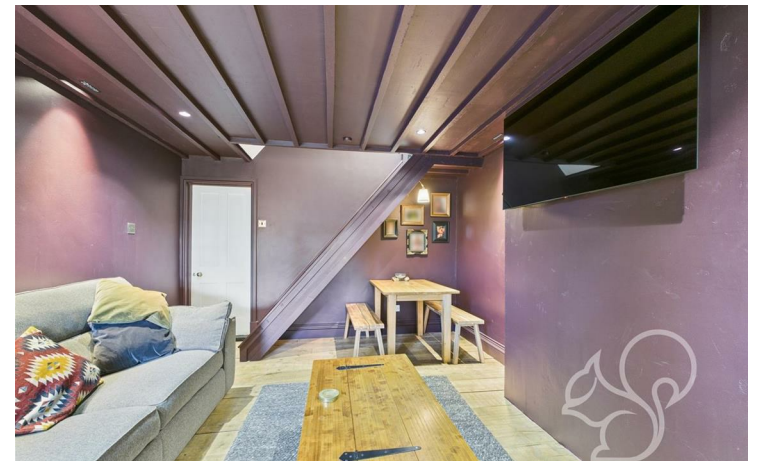
The property benefits from off-road parking, a valuable asset in such a popular coastal location. Inside, the accommodation has

been thoughtfully maintained, with a cosy living area that showcases original features, adding to the overall sense of history and charm. The kitchen offers both practicality and character, leading out to a beautifully kept garden that provides a peaceful outdoor space to relax or entertain.

Upstairs, there are two well-proportioned bedrooms filled with natural light, alongside a bathroom that complements the home's traditional feel while offering modern convenience. The outdoor

space is further enhanced by a spacious workshop, fully powered with electricity, ideal for hobbyists, storage, or potential home working.

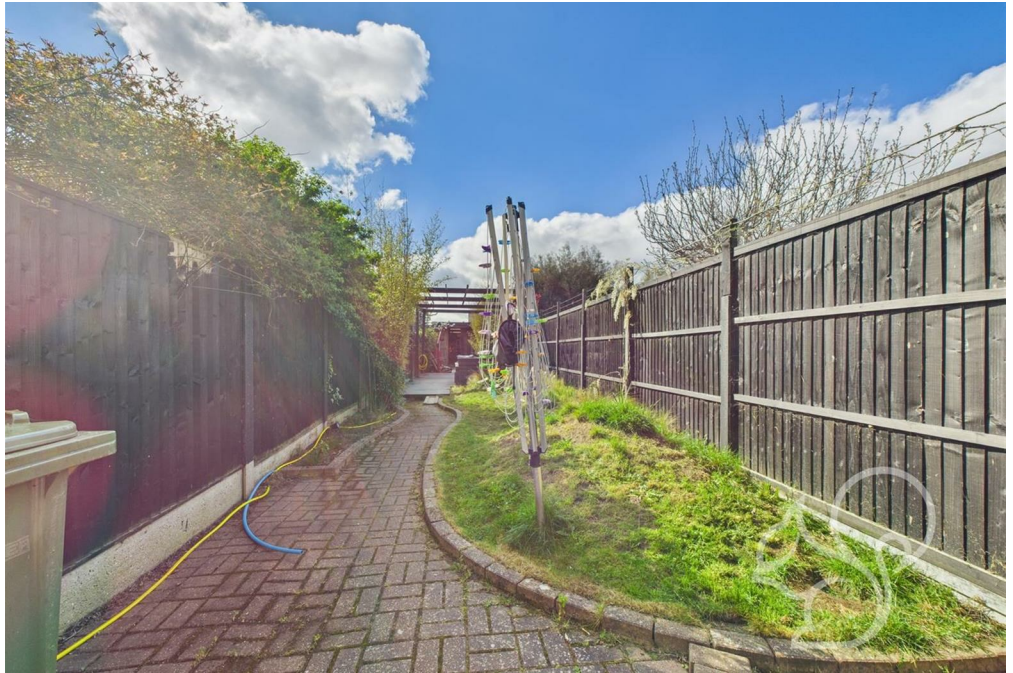
Perfectly positioned close to local shops, cafes, and amenities, this lovely home is just a short walk from West Mersea's picturesque waterfront, making it ideal for those seeking a blend of seaside living and village charm. Whether you're looking for a permanent residence, a coastal retreat, or an investment opportunity, this unique property offers a rare slice of Mersea's rich heritage.





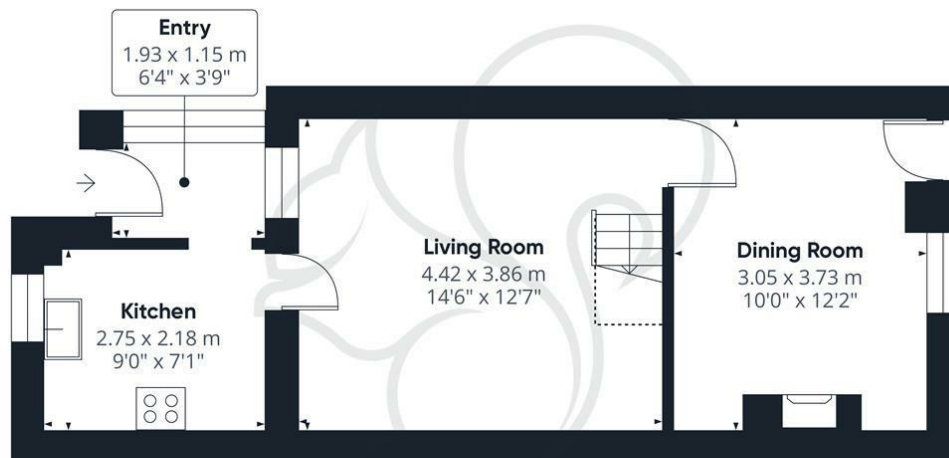












Ground Floor Building 1



Floor 1 Building 1

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**Approximate total area<sup>®</sup>**

66.16 m<sup>2</sup>  
712.14 ft<sup>2</sup>

**Reduced headroom**

1.08 m<sup>2</sup>  
11.65 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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