

oakheart



£375,000

Offers In Excess Of  
Shears Crescent, West Mersea





This is a rare opportunity to acquire a ground floor apartment in a prime beachfront location, boasting panoramic and truly breathtaking views across the Blackwater Estuary. This two double bedroom property offers a front-row seat to the ever-changing coastal landscape and has enormous potential for transformation.

Requiring full modernisation throughout, the apartment presents a blank canvas for those looking to create their ideal seaside retreat or a stylish full-time residence. The generous accommodation includes a spacious

living area positioned to take full advantage of the spectacular estuary views, while the kitchen and bathroom spaces offer scope for reconfiguration and upgrading to suit modern tastes.

Both bedrooms are comfortable doubles, ideal for owners and guests alike, with the potential to enhance light and layout through refurbishment. The property also includes a garage situated in a nearby block, providing convenient additional storage – an increasingly rare benefit in such a sought-after coastal setting.

Located within a well-maintained development just moments from the beach and within walking distance of the village centre, sailing clubs and Mersea's renowned eateries, this apartment offers an outstanding lifestyle opportunity. With its unbeatable position and immense potential, this apartment is the perfect project for those seeking a peaceful coastal home with views that truly have to be seen to be believed.

For an Internal Inspection Please Call Oakheart Mersea Island





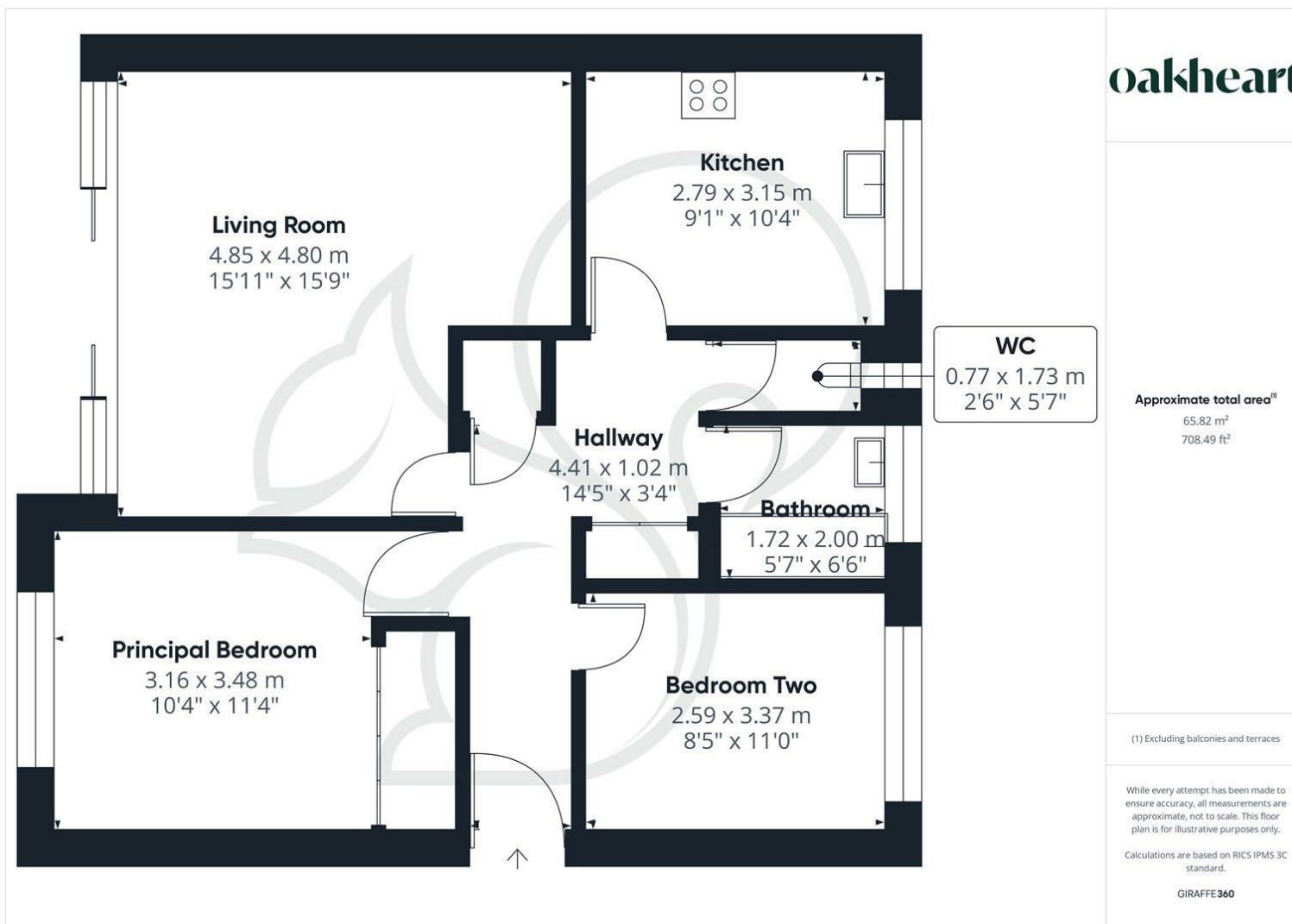












Local Authority:  
Colchester

Tenure:  
Share of Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>30</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.