

oakheart

£475,000

Offers In Excess Of
Mill Road, West Mersea

Located on a desirable corner plot in the heart of West Mersea, this charming three-bedroom bungalow offers a superb opportunity for those seeking a spacious, well-presented home close to the coast. Thoughtfully arranged across a single level, the property combines generous living accommodation with excellent outdoor space, making it ideal for both families and those looking to downsize without compromise.

The bungalow features three bedrooms all enjoying plenty of natural light. At the heart of the home is a well-proportioned kitchen/diner, perfectly suited for modern family life or entertaining guests, with

space for a large dining table and double doors out to the garden.

A bright and welcoming lounge offers a relaxing atmosphere, also with access directly onto the rear garden, creating a seamless indoor-outdoor living experience. The family bathroom is well appointed, and a second separate W.C. offers convenience for busy households.

Externally, the property enjoys the benefits of a wraparound garden due to its corner plot position, offering privacy and potential for further landscaping or extension (subject to planning). A detached

single garage provides additional storage or workshop space, while the driveway allows off-road parking for multiple vehicles.

Situated in the sought-after coastal village of West Mersea, the bungalow is ideally placed for access to local amenities, shops, and waterfront attractions, while still offering a peaceful residential setting. This is a rare opportunity to secure a well-laid-out home with scope to personalise, in one of Essex's most picturesque seaside communities.

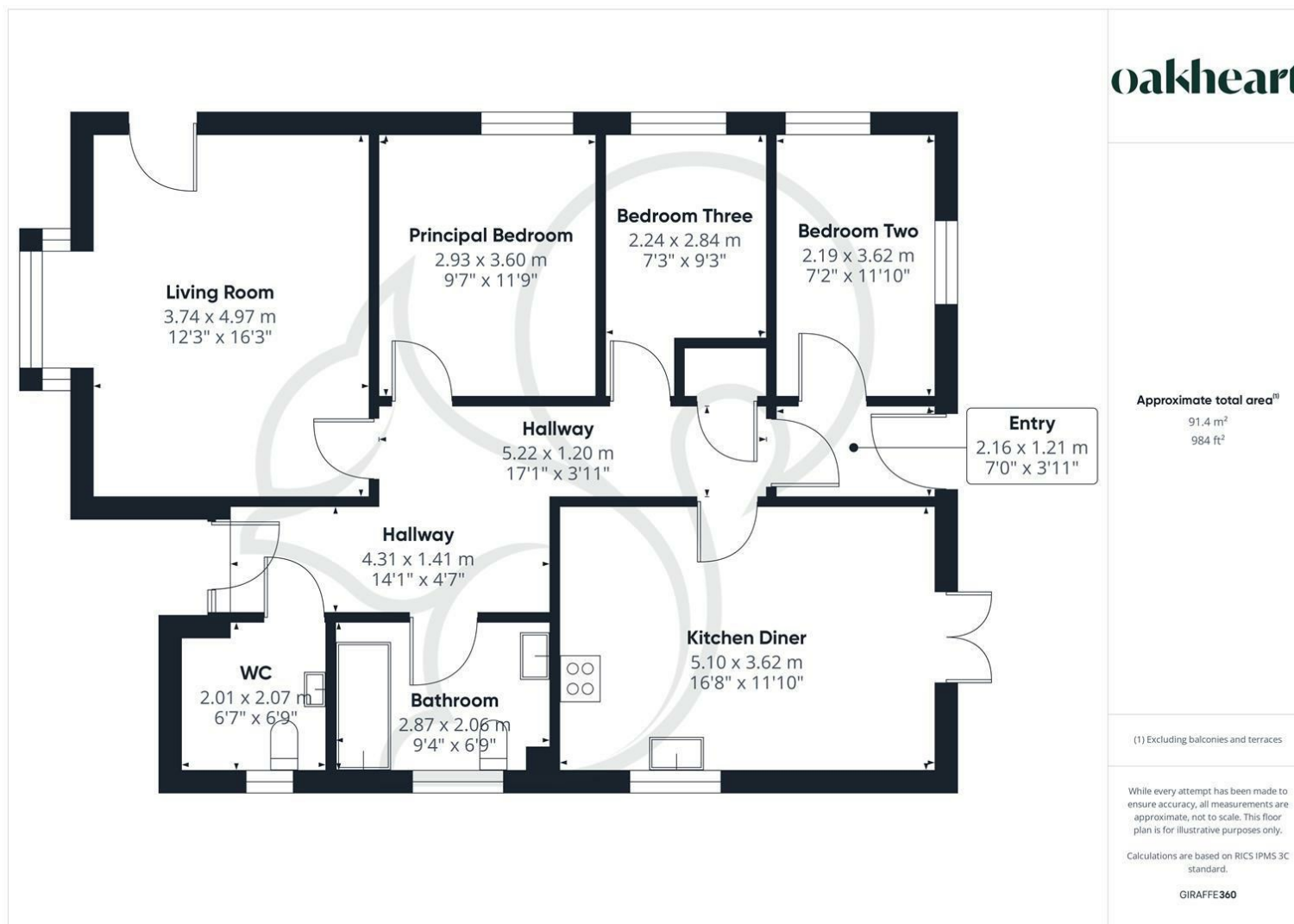
For an Internal Inspection Call Oakheart Mersea Island












Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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