



£520,000

Guide Price

Coast Road, West Mersea

Guide Price - £520,000 - £550,000

Nestled along the sought-after Coast Road, this charming two-bedroom cottage offers a rare opportunity to enjoy breathtaking estuary views in a tranquil yet conveniently located setting. Blending character with contemporary comforts, the property has been thoughtfully designed to make the most of its scenic position, with well-proportioned interiors and a versatile layout that suits modern living.

The heart of the home is the open plan kitchen and family room, a

bright and welcoming space ideal for both everyday life and entertaining. With ample room for dining and relaxation, this area flows beautifully and is filled with natural light. A modern kitchen is complemented by generous storage solutions and integrated appliances, ensuring both style and practicality.

To the rear of the property, a garden room offers an additional living area that can be used as a peaceful retreat, home office, or studio, with direct access to the garden enhancing its appeal. On the ground floor, a well-appointed shower room and a discreetly placed utility cupboard add to the home's convenience and functionality.

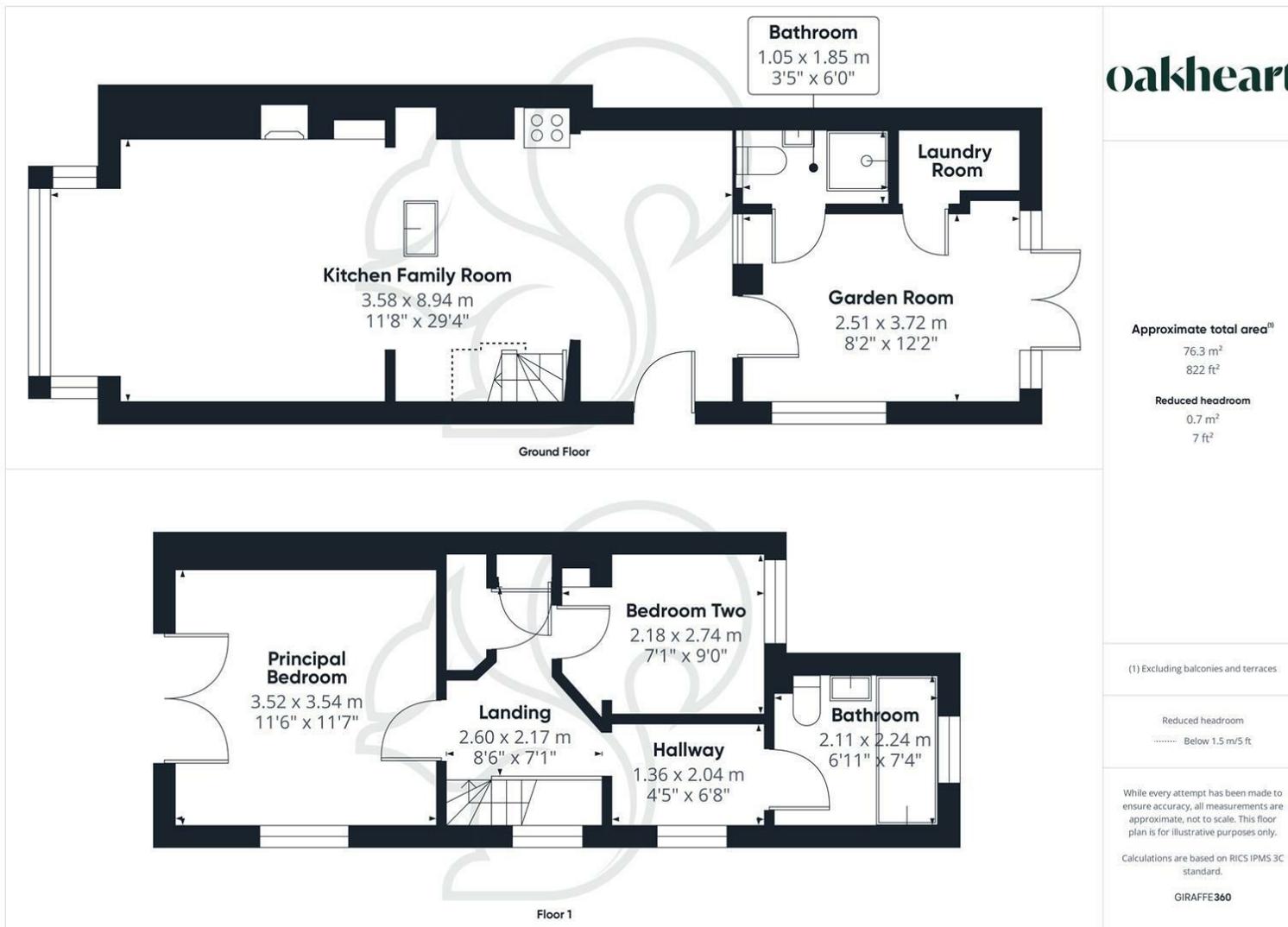
Upstairs, the principal bedroom enjoys direct access to a private balcony, where panoramic views of the estuary create an idyllic backdrop—perfect for morning coffee or evening relaxation. A second double bedroom provides comfortable accommodation for guests or family, and both bedrooms benefit from generous built-in storage.

Outside, the property features a delightful garden, offering space for al fresco dining, gardening, or simply soaking up the peaceful surroundings. Off-road parking to the front adds further practicality, while the cottage's location—just a short stroll from the central village—means shops, cafes, and local amenities are all within easy reach.









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Approximate total area^m

76.3 m²

822 ft²

Reduced headroom

0.7 m²

7 ft²

(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:
D

Energy Efficiency Rating

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