

oakheart



£470,000

Offers In Excess Of
Coast Road, West Mersea

Nestled along the picturesque Coast Road, this charming two-bedroom cottage offers an exceptional blend of historical character and modern-day potential. Built in the 1700s, this enchanting property exudes period charm, with its stone facade, quaint proportions, and timeless appeal. Its location is truly unparalleled, boasting stunning sea views that create a serene and inspiring backdrop to everyday life.

Inside, the cottage features cozy living spaces filled with natural light, offering a welcoming ambiance. Traditional features, such as exposed beams and rustic details, are complemented by the

opportunity to modernise and personalise the interior to suit contemporary tastes. The layout includes two well-proportioned bedrooms, a comfortable living area, and a functional kitchen, all of which are brimming with character and promise.

Situated close to local amenities, the property enjoys the perfect balance of convenience and tranquility. Whether you're seeking a peaceful retreat or easy access to shops, cafes, and services, this location caters to all needs. The cottage also presents exciting opportunities for development, subject to obtaining the necessary planning permissions, allowing new owners to expand or adapt the

space to maximise its potential.

For those looking to invest, the cottage holds strong business potential as a holiday rental. Its idyllic coastal setting, combined with its historic charm and proximity to attractions, makes it a highly desirable destination for visitors. With sea views that captivate and a heritage that enchants, this property is a rare and versatile gem, ideal for those seeking a unique home or an investment in a sought-after coastal location.











Ground Floor



Floor 1

oakheart

Approximate total area[®]
47.19 m²
507.96 ft²

(1) Excluding balconies and terraces

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:

Tenure:
Freehold

Council Tax Band:

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.

Oakheart Mersea
01206 382191
mersea@oakheart.co.uk
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

oakheart