

oakheart

£750,000

Guide Price

Samphire House, Seaview Avenue, West
Mersea

Guide Price: £750,000 - £800,000.

Sapphire House is one of just three exceptional new homes in the exclusive development Mehalah Heights. Located on one of Mersea Island's most sought-after avenues, less than 260 meters from the beach.

Offering a well-planned balance of practicality and luxury, each of these homes offers a spacious light-filled kitchen and dining area – with a range of integrated appliances – a separate sitting room, a utility room, and a dedicated study. Upstairs a good sized principal bedroom is complemented by a sleek en-suite shower room and a dressing area, and the other three

double bedrooms are served by the stunning family bathroom suite.

In a truly prime location within touching distance of the seafront and less than 10 miles from the beating heart of historic Colchester's bustling city centre. Mehalah Heights is where you can come home to peace, privacy and a very high standard of living.

This exceptional detached family home offers impressive living from the moment you arrive, with a striking exterior and meticulous attention to detail throughout. The heart of the property is a stunning open-plan kitchen and dining area, featuring a stylish breakfast island, premium Neff appliances, and

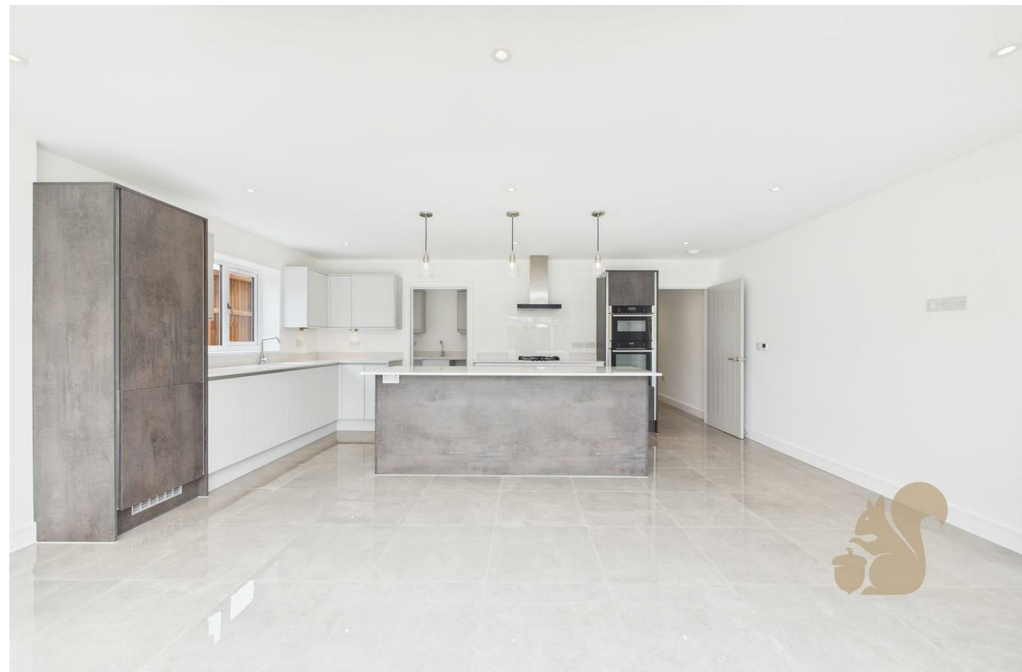
an abundance of natural light from bi-folding doors and a beautiful roof lantern—perfect for both everyday living and entertaining.

A separate living room provides a relaxing retreat, while the ground floor also benefits from a convenient downstairs cloakroom, a practical utility room with external access, and a versatile study that could serve as a playroom or gym, kept bright and airy by glazed bi-folding doors.

Upstairs, the spacious principal bedroom includes a dedicated dressing area and a luxurious en-suite shower room. Three further double bedrooms and a sleek family bathroom complete the first floor, offering ample space for family and guests.











Floor 1

Approximate total area⁽¹⁾
164.6 m²
1773 ft²

GIRAFFE360

	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	