

oakheart

£230,000

By Auction
Churchfields, West Mersea

This two-bedroom semi-detached home is perfectly positioned in the heart of West Mersea, offering a rare opportunity to enjoy village life within easy reach of local shops, cafés, and amenities. The property occupies a central location that combines convenience with the relaxed coastal atmosphere that makes West Mersea so desirable.

Set back from the road, the home offers off-road parking to the front, providing practical appeal for residents and visitors alike. Inside, the accommodation offers excellent potential to modernise and enhance, allowing the new owner to put their own stamp on the property. The ground floor features a comfortable living area and a kitchen that overlooks the garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom, providing ideal space for a couple, small family, or those seeking a holiday home near the sea.

The west-facing rear garden is a particular highlight, catching the afternoon and evening sun—perfect for outdoor dining or relaxing in a private setting. Offered with no onward chain, this property represents a fantastic opportunity for buyers looking to invest in a home with scope to improve in one of the most sought-after parts of the island. With its combination of central location, parking, garden, and potential, this home is full of promise and ready to be transformed into something truly special.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price includi









