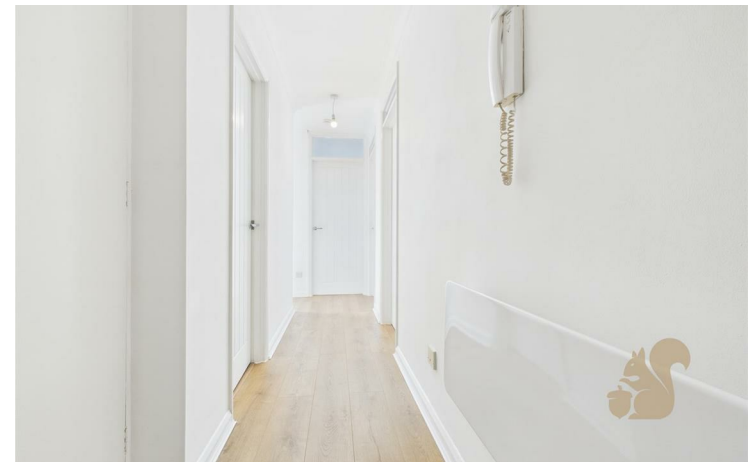£220,000

Asking Price

East Road, West Mersea,

A beautifully presented two bedroom apartment, recently redecorated throughout and offering bright, airy accommodation in a highly convenient West Mersea location. The property is ideally positioned within easy reach of local amenities, shops and everyday essentials, making it perfectly suited to first-time buyers, downsizers or those seeking a low-maintenance coastal home.

The interior has been refreshed to create a light and welcoming atmosphere, enhanced by newly installed slimline electric heaters which provide modern, efficient heating while maintaining clean lines and a contemporary feel. Both bedrooms are well-proportioned and versatile, complemented by comfortable living space that enjoys an abundance of natural light.
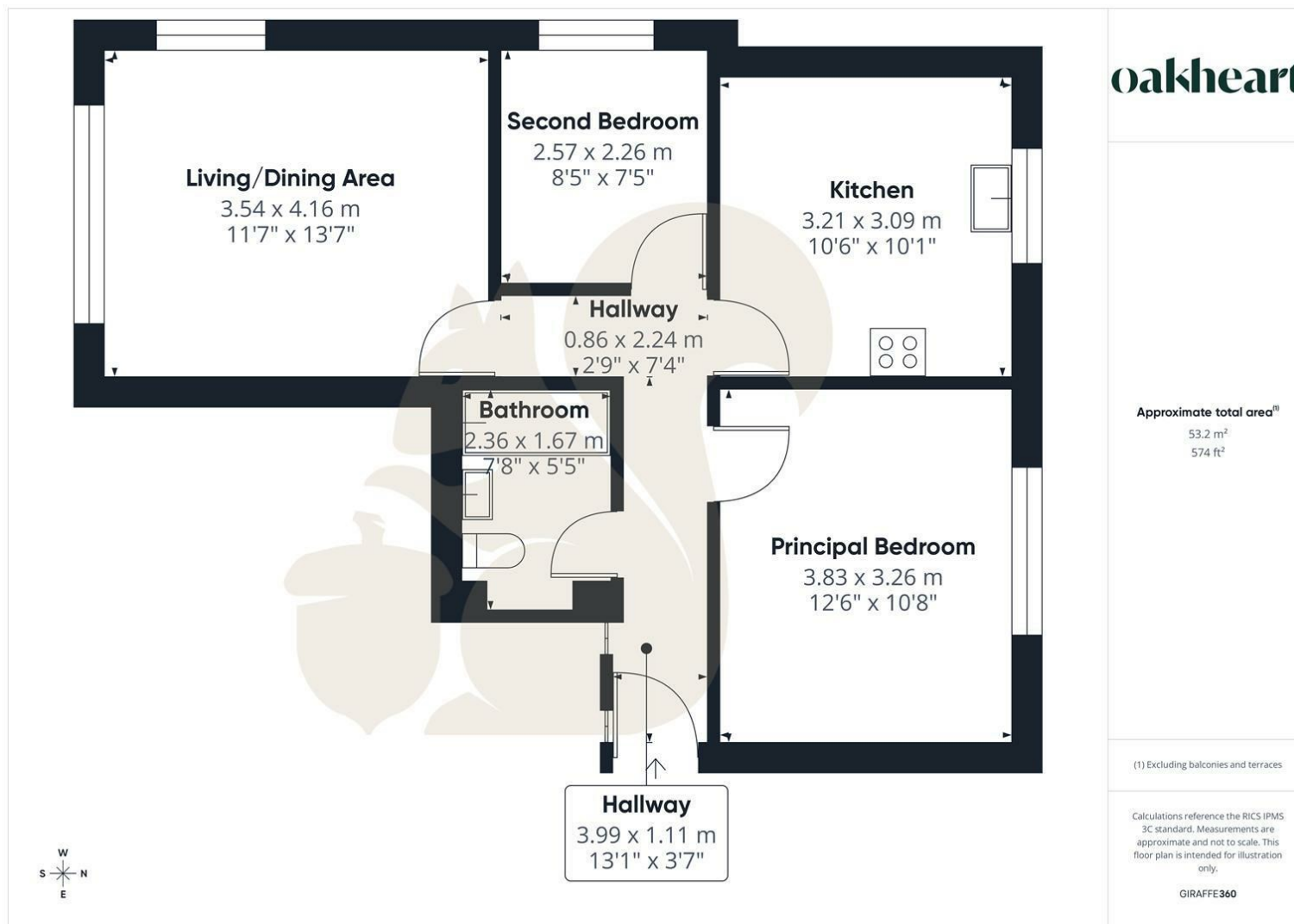
Externally, residents benefit from access to a well-maintained communal garden, ideal for relaxing or enjoying warmer months, along with the convenience of a garage. Further advantages include a share of the leasehold and the significant benefit of no onward chain, allowing for a straightforward and timely purchase. This attractive apartment combines modern comfort with an excellent village location, offering an ideal opportunity to enjoy life in sought-after West Mersea.

Living/Dining Area
3.54 x 4.16 m
11'7" x 13'7"

Second Bedroom
2.57 x 2.26 m
8'5" x 7'5"

Kitchen
3.21 x 3.09 m
10'6" x 10'1"

Hallway
0.86 x 2.24 m
2'9" x 7'4"

Bathroom
2.36 x 1.67 m
7'8" x 5'5"

Principal Bedroom
3.83 x 3.26 m
12'6" x 10'8"

Hallway
3.99 x 1.11 m
13'1" x 3'7"

oakheart

Approximate total area⁽¹⁾

53.2 m²
574 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

W N S E

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

oakheart