



**Seaview Avenue, West Mersea, Colchester, CO5 8BY**

**welcome to**

**Seaview Avenue, West Mersea, Colchester**

This stunning detached character home is over 100 years old and is situated on the popular island of West Mersea. The island benefits from beautiful coastal walks, as well as local amenities such as doctor, dentist, pubs, restaurants, Tesco, CO-OP, Boots and school.



**This stunning detached family home is approached via a long driveway and offers plenty of character and charm, being located in the popular seaside town of West Mersea.**

**Ground floor accommodation comprises spacious entrance hall, large lounge with open fireplace, dining room with open fireplace, study, bathroom, kitchen and sun room.**

**The first floor offers four bedrooms with en suite to master bedroom and further family bathroom.**

**Externally there are extensive mature gardens with SWIMMING POOL, Garden Room, large garage and off street parking for several cars.**

**Entrance Door To:**

#### **Entrance Hall**

Stairs to first floor, tiled floor, glass stained window to living room, upvc double glazed window to side.

#### **Study**

14' 1" x 12' max ( 4.29m x 3.66m max )  
Upvc double glazed box bay window to rear, upvc double glazed window to side, radiator, feature fireplace with tiled hearth and wooden mantle.

#### **Lounge**

24' 1" max x 15' 1" max into bay ( 7.34m max x 4.60m max into bay )  
Upvc double glazed box bay window to front, upvc double glazed window to side, upvc double glazed window to front, two radiators, wood burning stove set into red brick chimney with complimentary hearth and Oak bressumer.

#### **Dining Room**

12' max x 9' 1" max ( 3.66m max x 2.77m max )  
Wooden flooring, floor standing boiler inset into chimney stack with tiled mantle, upvc double glazed French doors to Sun Room, walk-in pantry.

#### **Kitchen**

17' 1" x 10' ( 5.21m x 3.05m )  
Range of base and eye level units, work surfaces, inset double sink unit, tiled splashbacks, dishwasher, double oven, electric hob with extractor over, space for under counter fridge, marble topped island and breakfast bar, tiled floor, radiator, large oak beam, upvc double glazed window to side, upvc double glazed window to rear.

#### **Bathroom**

Panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, tiled floor, part tiled walls, radiator.

#### **Sun Room**

7' 1" x 7' ( 2.16m x 2.13m )  
Stable door to garden, tiled floor, radiator, air conditioning unit, windows to front and side, and external door to front.

#### **First Floor Accommodation**

#### **Landing**

Large airing cupboard, doors to:

#### **Bedroom One**

14' 1" into bay x 13' 1" ( 4.29m into bay x 3.99m )  
Upvc double glazed box bay window to rear, cupboard in eaves, radiator.

#### **En Suite**

Three piece suite comprising vanity wash hand basin, low level w.c., and double shower cubicle with rainfall shower head, tiled walls and floor, heated towel rail, upvc double glazed velux window to rear.

#### **Bedroom Two**

14' 1" into bay x 13' 1" ( 4.29m into bay x 3.99m )  
Upvc double glazed box bay window to front, radiator.

#### **Bedroom Three**

15' 1" max into bay x 12' max ( 4.60m max into bay x 3.66m max )  
Upvc double glazed box bay window to side, built-in wardrobe with sliding doors, radiator.

#### **Bedroom Four**

16' max into bay x 9' 1" max into wardrobe ( 4.88m max into bay x 2.77m max into wardrobe )  
Upvc double glazed box bay window to side, radiator, storage in eaves, built-in triple wardrobe.

#### **Family Bathroom**

Panel enclosed bath, low level w.c., pedestal wash hand basin, tiled walls and floor, heated towel rail, upvc double glazed velux window to front.

#### **Outside**

#### **Front**

There is a large tarmac driveway providing off road parking for several cars and lawned gardens.

#### **Rear**

There is a large mature rear garden which is mainly laid to lawn with mature shrubs and hedging. There are also garden sheds.

There is a Garden Room measuring 12'1 x 11'1 providing an ideal covered seating/relaxation area with canvas walls, wooden flooring, mains heating, electricity and lighting.

There is an outside swimming pool measuring 8' x 6'1 with vinyl flooring, pool plus and a shed adjacent housing the pool heating unit.

#### **Garage**

22' 1" x 13' 1" ( 6.73m x 3.99m )  
With up and over door to front, door to rear, plumbing and space for washing machine, tumble dryer and fridge/freezer. Extensive storage space and shelving.

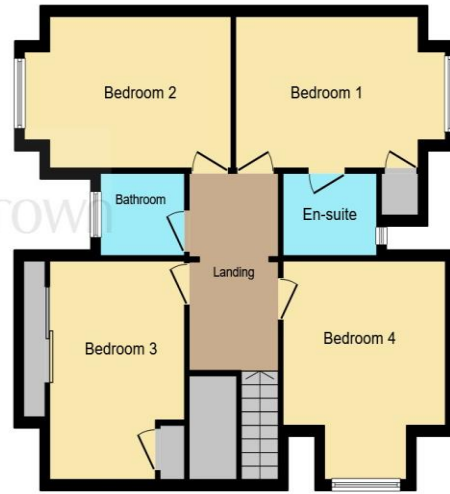


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**Ground Floor**



**First Floor**



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## Seaview Avenue, West Mersea

- Stunning Detached House Situated In Popular Seaside Location
- Three Reception Rooms
- Two Bathrooms + En Suite
- Four Bedrooms
- Off Road Parking & Large Garage
- Large Gardens With SWIMMING POOL & Garden Room
- Viewing Essential

Tenure: Freehold EPC Rating: E

offers in excess of

**£700,000**



Please note the marker reflects the postcode not the actual property

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