



## Seaview Avenue, West Mersea, Colchester

Indulge in coastal bliss and own your perfect getaway – a holiday home where breathtaking views meet luxurious comfort, promising an escape like no other. Situated on Essex's stunning Mersea Island, this impressive getaway home provides spectacular views, spacious interiors, and a peaceful coastal lifestyle. Whether you crave tranquility or seaside escapades, this is the perfect opportunity for you.

Guide price £76,995

# Seaview Avenue

West Mersea, Colchester, CO5



- 2 bedroom holiday home
- Contemporary design
- Principal bedroom with dressing room
- Mersea Island

## Willerby Malton 2023

Combining luxury with practicality, this beautifully presented holiday home offers the perfect coastal escape. Stylish interiors perfectly compliment thoughtful design and functionality. The open plan living area provides the perfect space to unwind at the end of a day. The contemporary, fully integrated kitchen boasts attractive blue/grey cabinetry, wooden style flooring and ample space to dine. The principal suite, boasts an ensuite bathroom and walk - in wardrobe. The second bedroom is a good sized twin bedroom providing the perfect place for family to stay or friends to visit. A modern bathroom comprising low level WC, shower and basin complete the offerings of the living accommodation.

## The Area

Nestled along the scenic coastline of Essex, Mersea Island stands as a hidden gem just off the shores of Colchester. Boasting a unique blend of natural beauty and rich maritime heritage, this idyllic island offers an unparalleled escape for both locals and visitors alike. Colchester's best-kept secret, Mersea Island, invites you to discover its pristine beaches, charming villages, and delectable seafood cuisine. As a haven for outdoor enthusiasts, the island provides a myriad of recreational activities, from sailing and windsurfing to serene coastal walks. With its quaint shops, artisanal markets, and welcoming community, Mersea Island promises an authentic experience that captures the essence of seaside living. Whether seeking a peaceful retreat or an adventure-filled getaway, Mersea Island invites you to explore its unique charm, where every moment is a tide of tranquility and discovery.

## Further Information

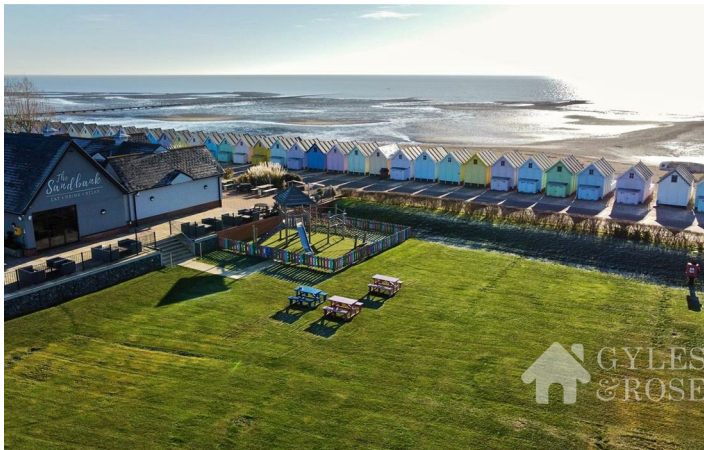
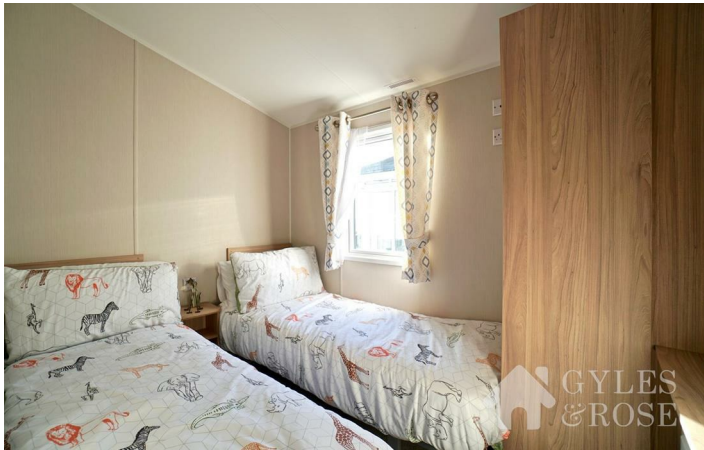
Sleeps 6

Central heating

Double Glazing

Free 2024/2025 site fees

No solicitor fees



# Floor Plan

GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 409 sq.ft. (38.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
(82 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-81) <b>B</b>			(81-81) <b>B</b>		
(80-80) <b>C</b>			(80-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	