



## Seaview Avenue, West Mersea, Colchester

Contemporary design, meticulous attention to detail and a luxurious finish combine to create a truly stunning holiday home that wants for nothing. Nestled on the picturesque Mersea Island in Essex, this remarkable holiday home offers breathtaking views, opulent interiors, and a serene coastal lifestyle. Whether seeking tranquility or seaside adventures, this is your chance to own a slice of Mersea Island's allure.

Guide price £300,000

# Seaview Avenue

West Mersea, Colchester, CO5



- Stunning 3 bedroom holiday lodge
- Private decking
- Sleeps 8
- Allocated parking
- Contemporary finish
- Mersea Island

Prestige Bella Vista 2023

Both immaculately presented and with an opulent design, the Prestige Bella Vista provides the epitome of luxury holiday homes. The impressive open plan living space has been both thoughtfully designed and expertly executed to create an exceptional living area that is both spacious and stylish. The contemporary kitchen boasts wooden style flooring, sleek white cabinetry and marble effect worktops as well as fully integrated appliances. There is ample space to dine and the space is flooded with natural light from the floor-to - ceiling vaulted style windows and doors opening on to the private decked area, perfect for outside dining.

To the rear there are three bedrooms all with inbuilt storage space. The principal suite is generously sized and has an ensuite bathroom whilst there is a further, beautifully presented family bathroom servicing the second and third bedrooms.

With breath-taking sea views, opulent interiors, and offering a serene coastal lifestyle this is a truly stunning premium holiday lodge that wants for nothing.

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
- 2 gas bottles included
- A Superfast Internet Package
- Assigned Parking
- Double Parking Bay
- Full wrap around decking and skirting
- Safety Checks
- TV Aerial

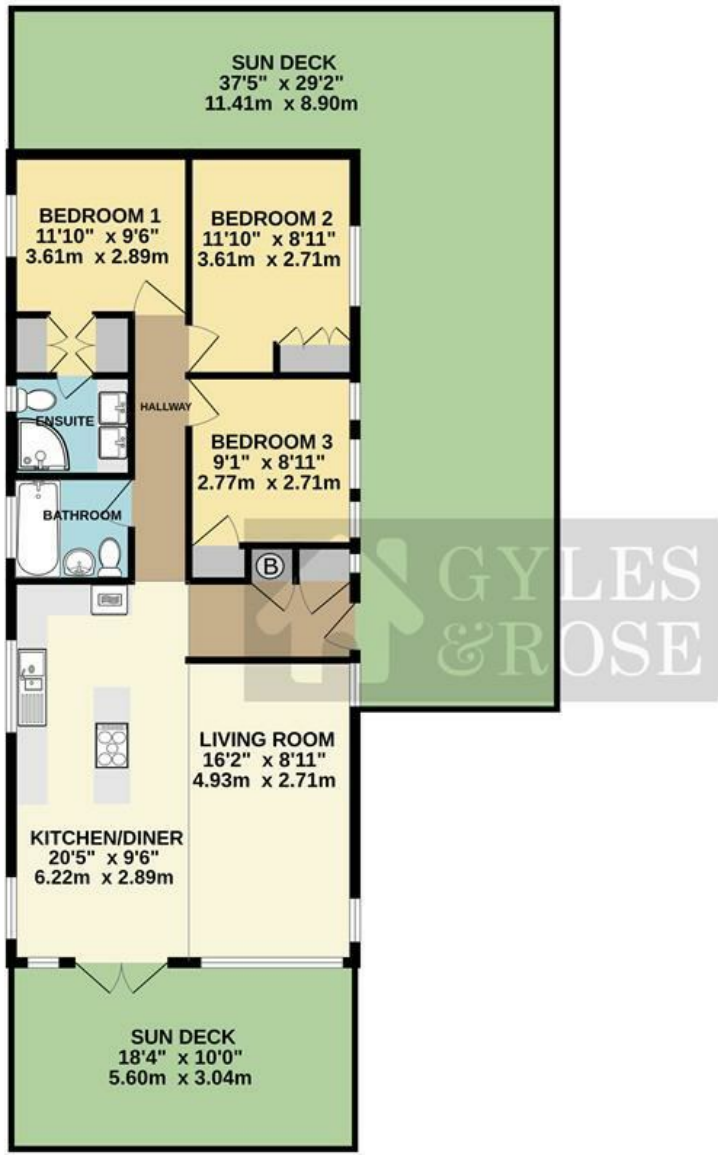






Floor Plan

GROUND FLOOR  
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <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	