

Seaview Avenue, West Mersea, Colchester

An opportunity to acquire an immaculately presented holiday base in the picturesque waterside town of Mersea.

Guide price £68,995

Seaview Avenue

West Mersea, Colchester, CO5



- Beautifully presented static carava
- Width 12 ft Length 36 ft
- 2 Bedrooms
- Dinette Seating
- Double Glazing & Central Heating
- Electric Fire
- En-suite Toilet
- Two Gas Bottles
- A Superfast Internet Package*
- 2025 FREE Pitch Fees

Arizona

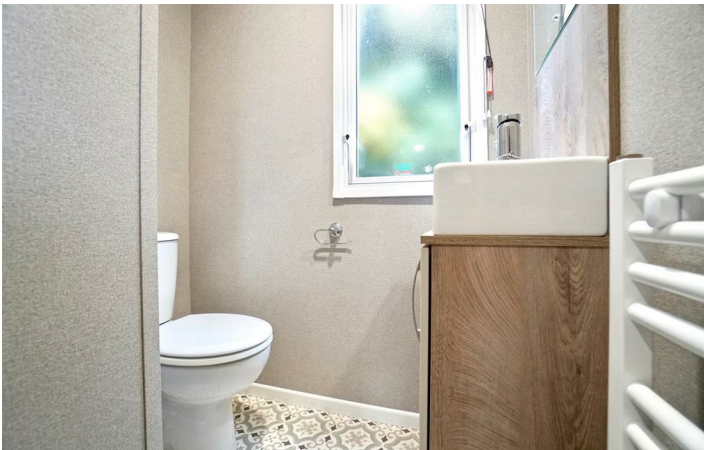
Nestled at the heart of this holiday home is a welcoming family lounge, featuring a deep-filled, fixed L-shaped sofa and ample storage space. The modern, well-equipped kitchen, paired with a dedicated dining area, creates the perfect setting for hosting family and friends.

After a long day, retreat to the beautifully decorated principal bedroom, designed to maximise space while offering ultimate comfort.

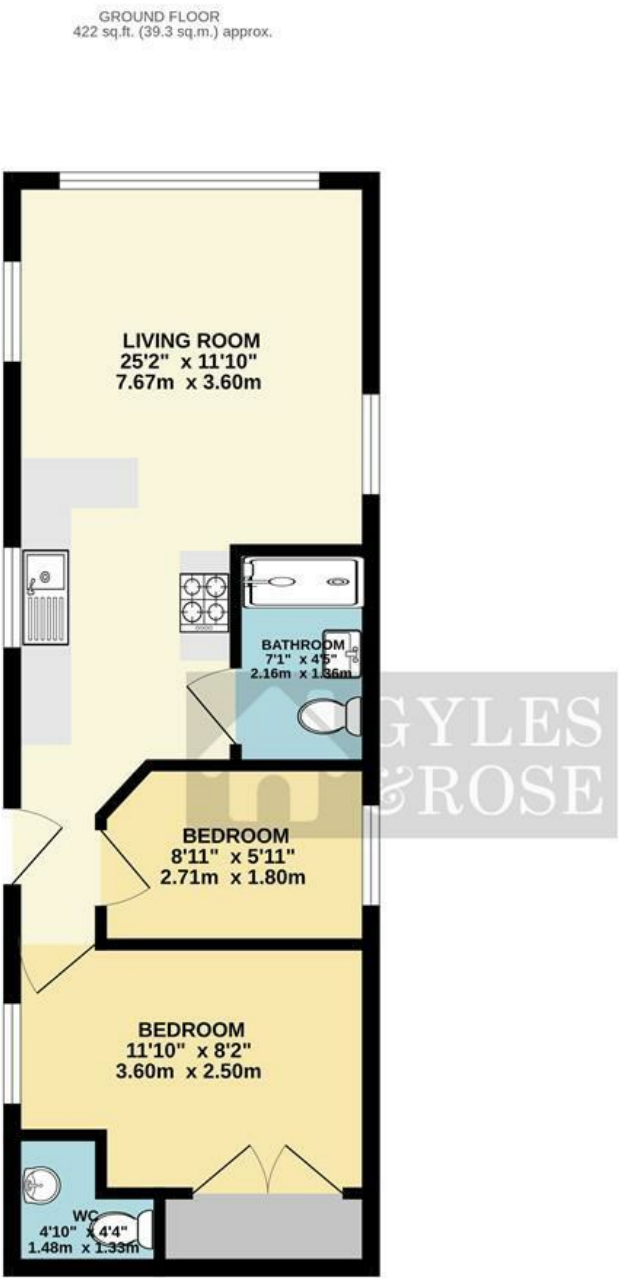
A further twin bedroom provides a cosy haven for guests, while the classic-style bathroom is fully equipped and thoughtfully designed with practicality in mind.

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.



Floor Plan



TOTAL FLOOR AREA : 422 sq.ft. (39.3 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 ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |