



Seaview Avenue, West Mersea

The perfect weekend retreat on the picturesque Island of Mersea.

Guide price £129,995

Seaview Avenue

West Mersea, Colchester, CO5



- Ex demo holiday Villa
- 2025 FREE Pitch Fees
- Double Glazing & Central Heating
- Width14 ft Length40 ft
- A Superfast Internet Package
- 2 bedrooms
- Dining Table & Chairs

Kingston

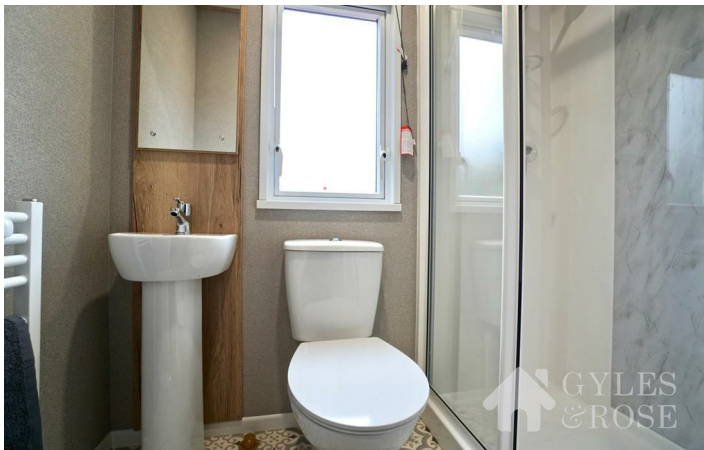
The standout feature of the ABI Kingston is its inviting lounge area. Whether you're unwinding after a long day or enjoying a relaxed evening with friends, this space offers the perfect setting. The open-plan kitchen and dining area are designed for effortless entertaining, making hosting family and friends a delight.

The principal bedroom, with its soothing neutral colour scheme, creates a tranquil retreat where restful nights come naturally. A well-appointed twin bedroom adds extra comfort, featuring cosy beds and stylish built-in furniture.

Maximizing space without compromising on style, the bathroom is compact yet beautifully finished to the highest standard.

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 : 533 sq.ft. (49.5 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	