









Kingsland Beach, West Mersea

Offered with no onward chain, this rare beachfront gem in West Mersea is a beautifully appointed three-bedroom, three-bathroom home, featuring uninterrupted south-facing sea views and direct access to the beach. With two spacious living areas, bright and stylish interiors, and generous space for entertaining, it's the perfect coastal retreat or full-time seaside residence.

# Kingsland Beach

West Mersea, Colchester, CO5









- Chain Free
- Direct access to the beach
- Private no-through road
- Prime beachfront location
- Off-street parking
- Breathtaking sunsets and everchanging sea views
- South-facing plot
- Bright, stylish interiors
- Three double bedrooms

· Vaulted first-floor living and dining area

#### The Property

Inside, you're welcomed by a home that feels both relaxed and quietly refined. The ground floor opens into a generous kitchen, breakfast, and family room, the true heart of the house, where glass sliding doors frame breathtaking views of the island's coastline and lead seamlessly out to the decked garden beyond.

Tucked just off the hall are two spacious bedrooms, one with its own en-suite, providing versatile accommodation for family or guests, along with a well-appointed family bathroom that completes the space, ample storage ensures everything stays neatly organised.

Upstairs is where the home really opens up. The lounge and dining room stretches generously across the first floor, crowned at one end by a balcony just made for balmy evenings and sea air. At the quieter end, you'll find the primary bedroom with en-suite, and built in storage.

### The Outside

Outside, life flows effortlessly from indoors to out. Just off the kitchen's sliding doors, a sheltered seating area is enclosed by a glass windbreak and an overhead, retractable awning, creating a spot that's both protected and open. From there, the decking extends outward, generous in size and perfectly positioned for soaking up the sun. The garden flows seamlessly onto the beach, making the shoreline feel like a natural extension of your own back garden.

To the front, you'll find private off-road parking set beside two store rooms, ideal for stowing away bikes, boards, and beach gear with ease.

#### 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.

The island, invites you to discover its pristine beaches, charming villages, and delectable seafood cuisine. As a haven for outdoor enthusiasts, the Mersea 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

Tenure - Freehold Council Tax - Colchester Band E Construction - Brick

Mains Gas, Electric, Water and Sewerage

Sellers position - Seller needs to secure an onwards purchase







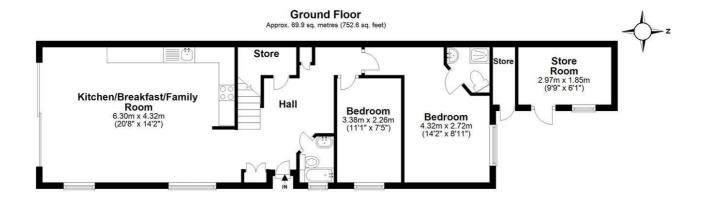




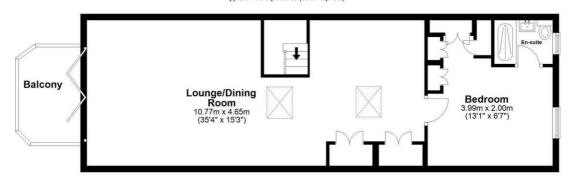








First Floor



Total area: approx. 144.9 sq. metres (1559.3 sq. feet)

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