

oakheart



£750,000

Asking Price

Coast Road, West Mersea, Colchester

Set along the highly regarded Coast Road, this imposing double-fronted detached residence occupies a generous plot in one of West Mersea's most desirable coastal settings. Enjoying captivating estuary views from the house, ample off-street parking for three to four vehicles and offered with no onward chain, the property presents a rare opportunity to acquire a home with both immediate appeal and exceptional future potential.

Extending to approximately 1,154 sq ft, the accommodation is arranged over two floors and retains a wonderfully balanced layout. The ground floor opens into a welcoming entrance hall, leading to two elegant and well-proportioned reception rooms. The principal living room is centred around a charming log

burner, creating a warm and inviting focal point, while the separate dining room offers an excellent space for hosting family and friends.

To the rear, the spacious kitchen provides plenty of room for everyday living and is complemented by a useful utility area. A ground-floor bathroom completes the accommodation on this level.

Upstairs, the landing gives access to three generous double bedrooms, each offering comfortable proportions and scope to create beautifully appointed private spaces. There is also a separate first-floor WC.

The house is well maintained and immediately liveable, whilst offering an exciting canvas for a new owner to modernise, enhance and personalise. The sizeable plot further elevates the opportunity, with potential for extension or redevelopment (STPP).

Coast Road is ideally positioned to enjoy West Mersea's renowned waterfront lifestyle, with the estuary, beach, independent shops, cafés, restaurants and local amenities all close at hand.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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