



Fairhaven Avenue | West Mersea | CO5 8BS

 FINE & COUNTRY









# STEP INSIDE

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## OVERVIEW

An exceptional four-bedroom coastal home extending to approximately 1,854 sq. ft., offering sea views, striking contemporary architecture, an open-plan kitchen/family room, three en-suites, landscaped gardens, a balcony and sophisticated energy-efficient technology throughout.

## STEP INSIDE

From the moment you enter, this exceptional home makes a lasting impression. A welcoming entrance hall introduces the property's contemporary styling, where high-quality finishes, clean architectural lines and extensive glazing combine to create an atmosphere of light and space.

Designed with modern living in mind, the property seamlessly blends striking aesthetics with advanced energy-efficient technology. An air source heat pump provides underfloor heating throughout both floors, with 14 independently controlled heating zones allowing precise temperature management across the home. Triple-glazed windows and electronically operated blinds, all controlled remotely, further enhance comfort, convenience and energy performance.

At the heart of the home lies a magnificent open-plan kitchen/family room. The beautifully appointed kitchen centres around a substantial island, while the family area provides an inviting setting for both relaxed evenings and larger gatherings. Expanses of glazing draw natural light throughout the space, enhancing the seamless flow between the interior and the garden.

Practicality has been carefully considered, with a separate utility room providing additional workspace and storage, while a cloakroom adds convenience. Bedroom three is situated on the ground floor and benefits from its own en-suite shower room, offering flexibility for visiting guests or multi-generational living.

The first floor continues the home's impressive design credentials. The principal suite is a truly outstanding space, featuring a vaulted ceiling and a dramatic floor-to-ceiling glazed gable window that frames views towards the sea and fills the room with natural light. Sliding doors open directly onto the balcony. A contemporary glazed wall conceals an impressive walk-in wardrobe, adding a luxurious boutique-hotel feel, while the stylish en-suite bathroom completes this private retreat.

Bedroom two is another generously proportioned double bedroom, complemented by a dedicated dressing area and en-suite shower room.

The study is one of the home's most striking rooms. Designed around a spectacular glazed gable elevation and large rooflight, this inspiring space is flooded with natural light and enjoys an exceptional sense of openness. Whether used as a bedroom, home office, creative studio or reading room, it perfectly showcases the property's distinctive architectural character.

Throughout the property, the thoughtful use of glass, vaulted ceilings and contemporary design elements creates a sophisticated home that feels both luxurious and welcoming. Complementing the contemporary design is a carefully integrated suite of smart technology, including remote controlled electronic blinds, delivering exceptional levels of comfort, efficiency and control throughout this remarkable coastal home.



# STEP OUTSIDE

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## STEP OUTSIDE

The outdoor space has been designed with the same attention to detail as the interior. A substantial composite deck provides an impressive entertaining terrace with spa, creating the perfect setting for outdoor dining, summer gatherings or simply relaxing in peaceful surroundings.

Beyond the terrace, the beautifully landscaped garden unfolds with manicured lawns, established planting, ornamental borders and thoughtfully positioned seating areas.

A particular highlight of the property is its exceptional connection to the surrounding coastal landscape. Attractive sea views can be enjoyed from numerous vantage points throughout the home and gardens, providing an ever-changing backdrop that enhances daily living. Whether relaxing on the terrace, enjoying the garden, or spending time inside the property, the stunning coastal outlook serves as a constant reminder of the home's enviable West Mersea setting.

## LOCATION

West Mersea is one of Essex's most sought-after coastal destinations, renowned for its sailing heritage, picturesque waterfront and relaxed lifestyle. Situated on Mersea Island, the town offers an appealing blend of coastal charm and everyday convenience, making it popular with both permanent residents and those seeking a waterside retreat.

The town offers a range of amenities including independent shops, cafés, restaurants, public houses, supermarkets, medical facilities and the renowned seafood restaurants for which the area is famous. Sailing clubs, beaches, coastal walks and watersports opportunities are all within easy reach, allowing residents to fully embrace the exceptional coastal setting.

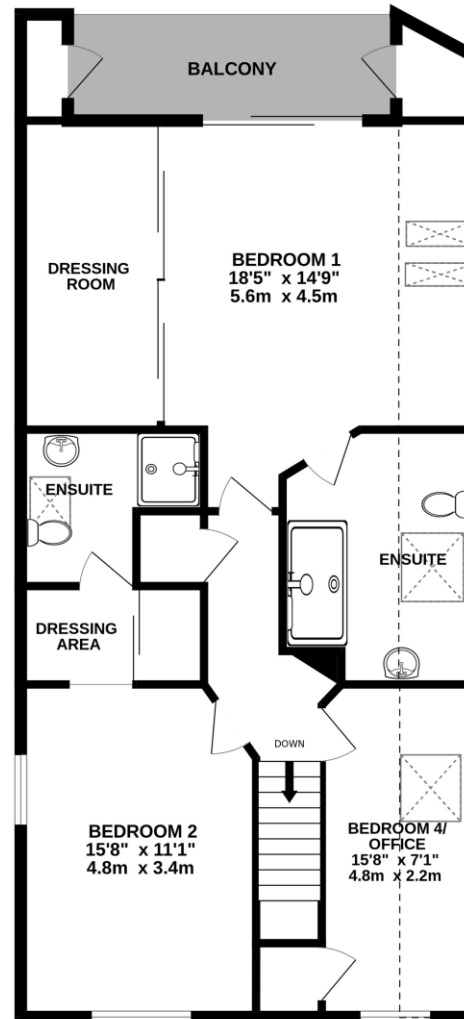
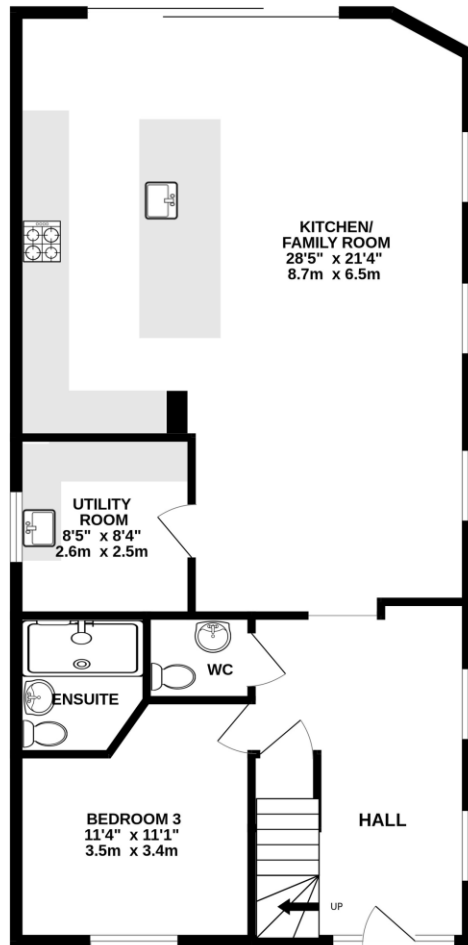
Families are well served by local schooling including West Mersea Primary School, while a choice of secondary schools can be found in nearby Colchester. Highly regarded grammar schools include Colchester Royal Grammar School and Colchester County High School for Girls. Independent education options include Holmwood House School, Colchester High School, Oxford House School and St Mary's School Colchester.

Colchester city centre is conveniently accessible and provides extensive shopping, leisure and cultural facilities, together with mainline railway services to London Liverpool Street.



GROUND FLOOR  
928 sq.ft. (86.2 sq.m.) approx.

1ST FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 1854 sq.ft. (172.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

RICHARD SEELEY  
SALES MANAGER

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Registered in England and Wales Company Reg No. 11296892 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE.





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