

oakheart



£745,000

Offers In Excess Of
Empress Avenue, West Mersea

This impressive detached four-bedroom family home occupies a highly desirable coastal position just moments from the beach. Enjoying sea views from multiple vantage points, the property offers spacious and versatile accommodation designed to make the most of its enviable seaside setting while providing comfortable modern family living.

The heart of the home is the generous open-plan kitchen and breakfast room, featuring a central island that creates an ideal space for both everyday family life and entertaining. This bright and sociable area flows seamlessly through to the rear garden, allowing indoor and outdoor living to blend effortlessly during the warmer months. The property benefits from well-proportioned reception

and living spaces, providing ample room for relaxation, dining and hosting guests.

The accommodation comprises four bedrooms, including a superb principal bedroom with its own en-suite shower room. Several rooms enjoy attractive coastal outlooks, while two balconies provide the perfect place to sit and appreciate the sea views and surrounding scenery. A family bathroom serves the remaining bedrooms, complemented by a convenient ground-floor cloakroom.

Externally, the property continues to impress with a substantial rear garden

offering excellent space for families, outdoor entertaining and gardening enthusiasts. To the front, there is a garage together with parking for several vehicles, providing practicality rarely found in such a sought-after coastal location.

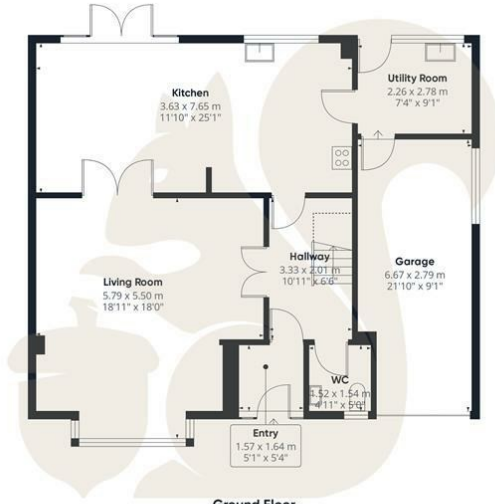
Further benefits include gas-fired central heating and a layout that combines modern open-plan living with generous bedroom accommodation. Situated just footsteps from the beach and within easy reach of local amenities, waterfront walks and the attractions of West Mersea, this exceptional home presents a rare opportunity to enjoy coastal living in one of Essex's most popular seaside communities.



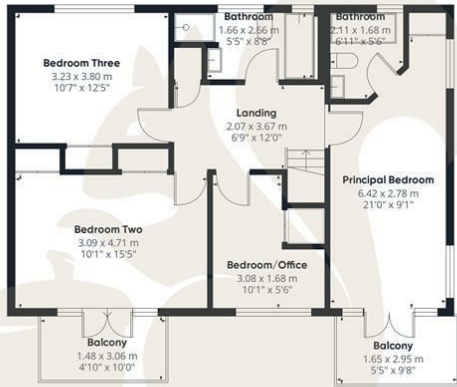








Ground Floor



Floor 1



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GLA[®]
159.01 m²
1711.59 ft²

Total
186.7 m²
2009.67 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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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