

oakheart



£285,000

Offers In Excess Of
Chatsworth Road, West Mersea,

This well-presented two-bedroom semi-detached home, ideally situated in a popular residential area just a short walk from the heart of the village and within easy reach of the beach. This inviting property offers a practical and well-proportioned layout, making it an excellent choice for families, first-time buyers, or those looking to enjoy coastal living.

Upon entering the home, you are welcomed by the kitchen diner, which leads to the lounge which is a comfortable and versatile area, perfect for both relaxing and entertaining, with direct access through glazed doors to the enclosed rear garden, allowing for an easy flow between indoor and outdoor living.

The kitchen is fitted with a range of base and eye-level units, offering ample storage and workspace, and is practical for everyday living and alfresco dining during warmer months.

Upstairs, the property benefits from two bedrooms, along with a recently installed contemporary bathroom featuring modern fixtures and a fresh, stylish finish.

Externally, the home continues to impress with a private rear garden, offering a safe and enclosed space ideal for children, pets, or outdoor entertaining. There is off-road parking for up to three vehicles, a rare and valuable feature

in this central part of the island.

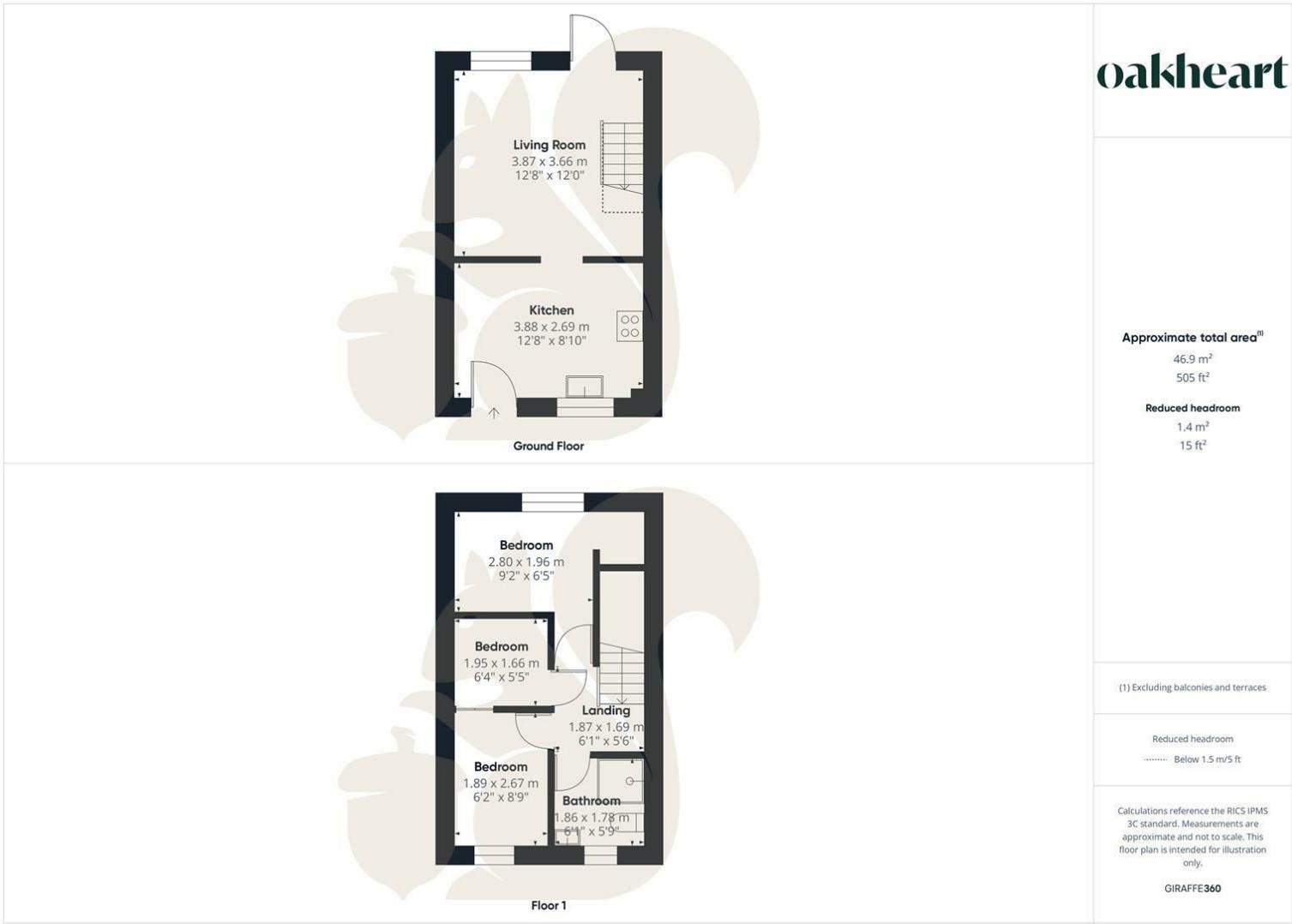
Located in a quiet yet convenient part of West Mersea, this property is within walking distance of the local primary school, shops, restaurants, and the famous beachfront. With its spacious layout, recent upgrades, and excellent parking provision, this is a superb opportunity to secure a home on the ever-popular Mersea Island.











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Approximate total area⁽¹⁾

46.9 m²
505 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C 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:
C

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		
(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.