

oakheart



£550,000

Offers In Excess Of  
East Road, East Mersea



Guide Price £575,000 - £600,000

Nestled in the idyllic surroundings of East Mersea, Essex, this exquisite residence offering a perfect blend of elegance and comfort. Built in 1931 this stunning four double-bedroom detached chalet is a testament to meticulous design, boasting three reception rooms and a separate games room that cater to the diverse needs of modern living.

Upon entering, the property welcomes you with a sense of sophistication, with each room thoughtfully crafted to create a harmonious living space. Spacious and well-appointed bedrooms provide a peaceful retreat, featuring natural light and evoking a sense of tranquility.

The heart of the home lies in its three reception rooms, each designed with a unique purpose, whether it be for formal entertaining, casual gatherings, or quiet relaxation. The versatile accommodation on offer allows for families of all sizes to enjoy the space offered on both floors across 1527 sq ft.

For those who appreciate leisure and entertainment, the separate games room is a delightful addition. Whether hosting friendly competitions or unwinding with a favourite pastime, this dedicated space adds an extra layer of enjoyment to the property.

Situated on an impressive 1/3 acre plot, the outdoor spaces are equally enchanting. The meticulously landscaped gardens offer a private sanctuary, providing a perfect

backdrop for outdoor activities or moments of quiet reflection. The expansive grounds also present an opportunity for potential expansion.

One of the highlights of this property is its captivating sea views, adding a touch of coastal charm to the property. The carefully positioned residence allows residents to savour glimpses of the sea, creating a serene backdrop that enhances the overall living experience.

In summary, this residence combines style, functionality, and natural beauty. This property offers a rare opportunity to own a home where thoughtful design meets the tranquility of coastal living.

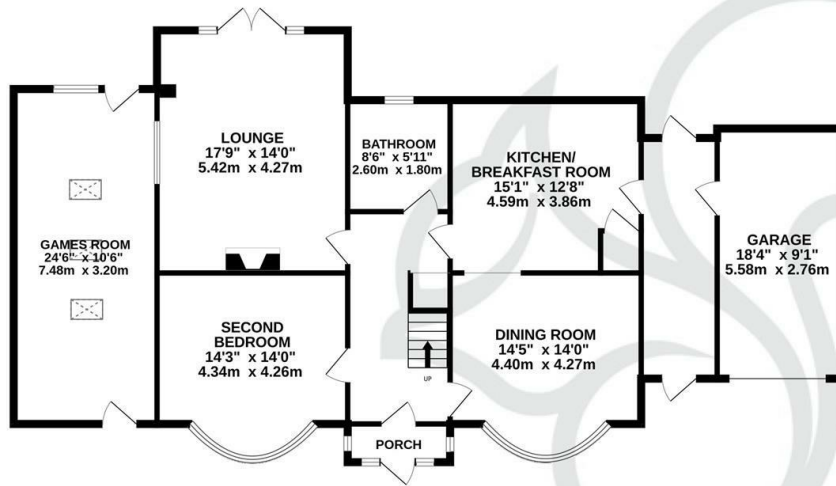




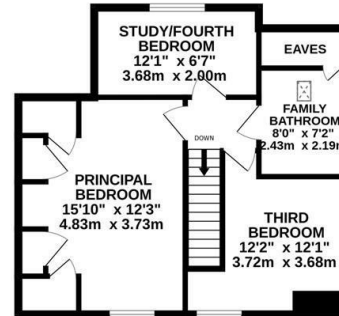




GROUND FLOOR  
1482 sq.ft. (137.7 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1979 sq.ft. (183.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            | <b>68</b> |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            | <b>35</b>                  |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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