

oakheart

£450,000

Guide Price

Kingsland Close, West Mersea,

Guide Price - £450,000 - £475,000.

Situated in a sought-after position on West Mersea, this charming two-bedroom home enjoys delightful estuary views and is located just a short distance from the beach, offering an ideal coastal lifestyle.

The accommodation begins with a spacious entrance porch, providing a practical welcome to the property before leading through to the fitted kitchen. The ground floor also comprises a separate dining room, a

bathroom, and a bright and comfortable living room featuring a log-burning stove, creating a cosy focal point for the room. Doors from the living room open directly onto the south-facing rear garden, providing an excellent space for both relaxing and entertaining.

Externally, the property benefits from off-street parking for two vehicles and a private south-facing garden, perfect for enjoying the sunshine throughout the day.

To the first floor are two generous double bedrooms. The principal bedroom features built-in storage and a Juliet balcony, from which the attractive estuary views can be enjoyed. A separate cloakroom/WC completes the first-floor accommodation.

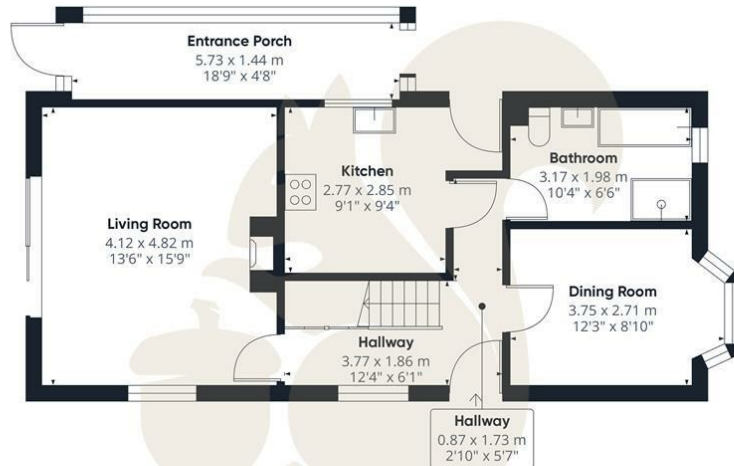
Offering well-proportioned living space, coastal views, a charming log burner, and convenient access to the beach and local amenities, this property presents an excellent opportunity for those seeking a permanent residence, holiday home, or investment in the highly desirable West Mersea area.



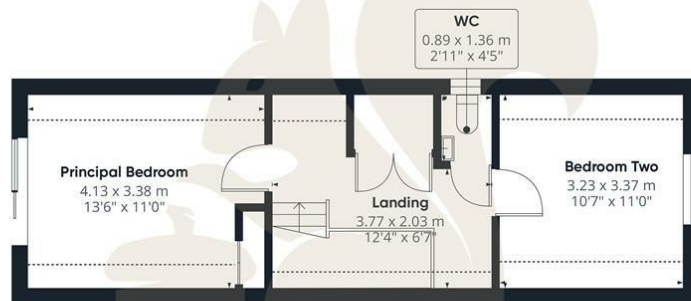








Ground Floor



Floor 1

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GLA[®]
98.66 m²
1061.96 ft²

Total
98.66 m²
1061.96 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:
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.

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