

oakheart



£650,000

Asking Price

Estuary Park Road, West Mersea,
Colchester

Welcome to this exceptional four-bedroom detached chalet-style residence, immaculately presented throughout and enviably positioned within a cul-de-sac setting just moments from the beach in the highly sought-after coastal town of West Mersea. This beautifully maintained home offers a versatile and thoughtfully arranged layout, perfectly suited to both family living and those seeking a peaceful seaside retreat.

The ground floor accommodation is particularly well balanced, comprising three generously proportioned bedrooms alongside a spacious and inviting main lounge, ideal for everyday relaxation. The kitchen is well-appointed and designed with practicality in mind, offering ample storage and workspace while

seamlessly serving the needs of modern living. Natural light flows effortlessly through the ground floor, enhancing the sense of space and comfort throughout.

The first floor provides a superb additional living area, featuring a bright and airy living room that opens onto a private balcony, from which attractive views can be enjoyed, creating a perfect spot to unwind or entertain while taking in the coastal surroundings. This level also hosts a further double bedroom and a contemporary shower room, offering excellent flexibility for guests, multi-generational living, or a private principal suite.

Externally, the property continues to impress with its well-kept surroundings, benefiting from its tucked-away position within a quiet cul-de-sac that ensures minimal through traffic. The proximity to the beach adds a unique lifestyle appeal, allowing for easy access to coastal walks, water activities, and the charming local amenities that West Mersea is renowned for.

Finished to an immaculate standard, this home is ready for immediate occupation and represents a rare opportunity to acquire a stylish and versatile property in one of Essex's most desirable seaside locations.











Ground Floor



Floor 1



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GLA[®]
165.68 m²
1783.34 ft²

Total
165.68 m²
1783.34 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:

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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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