

**oakheart**



**£290,000**

Asking Price

Kingsland Road, West Mersea

This well-presented two-bedroom semi-detached home is ideally located in the popular coastal village of West Mersea, offering convenient access to local amenities while being just a short distance from the beach. The property is perfectly suited to those seeking a relaxed seaside lifestyle, whether as a permanent residence, weekend retreat or investment opportunity. Offered with no onward chain, the purchase process is made all the more straightforward.

The accommodation is thoughtfully arranged and includes a welcoming living space that flows comfortably into the rest of the home. The kitchen is well proportioned and practical for everyday living, with ample storage and workspace.

Upstairs, the principal bedroom benefits from the added luxury of an en suite shower room, providing privacy and convenience, while the second bedroom is ideal for guests, family members or home working. A modern family bathroom serves the remainder

of the accommodation.

Externally, the property enjoys the advantage of off-road parking, a valuable feature in this sought-after location. The surrounding area offers a strong sense of community, with shops, cafés, pubs and other amenities close by, as well as easy access to the waterfront and coastal walks that West Mersea is renowned for. This is a fantastic opportunity to acquire a low-maintenance home in a desirable seaside setting, ready for immediate occupation.











Ground Floor



Floor 1



# oakheart

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C

#### Approximate total area<sup>(1)</sup>

62.3 m<sup>2</sup>  
671 ft<sup>2</sup>

Reduced headroom  
0.8 m<sup>2</sup>  
8 ft<sup>2</sup>

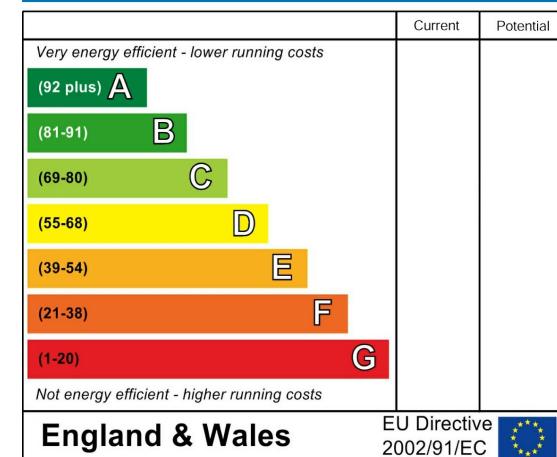
(1) Excluding balconies and terraces.

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

#### Energy Efficiency Rating



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.