

oakheart



£440,000

Guide Price

Suffolk Avenue, West Mersea

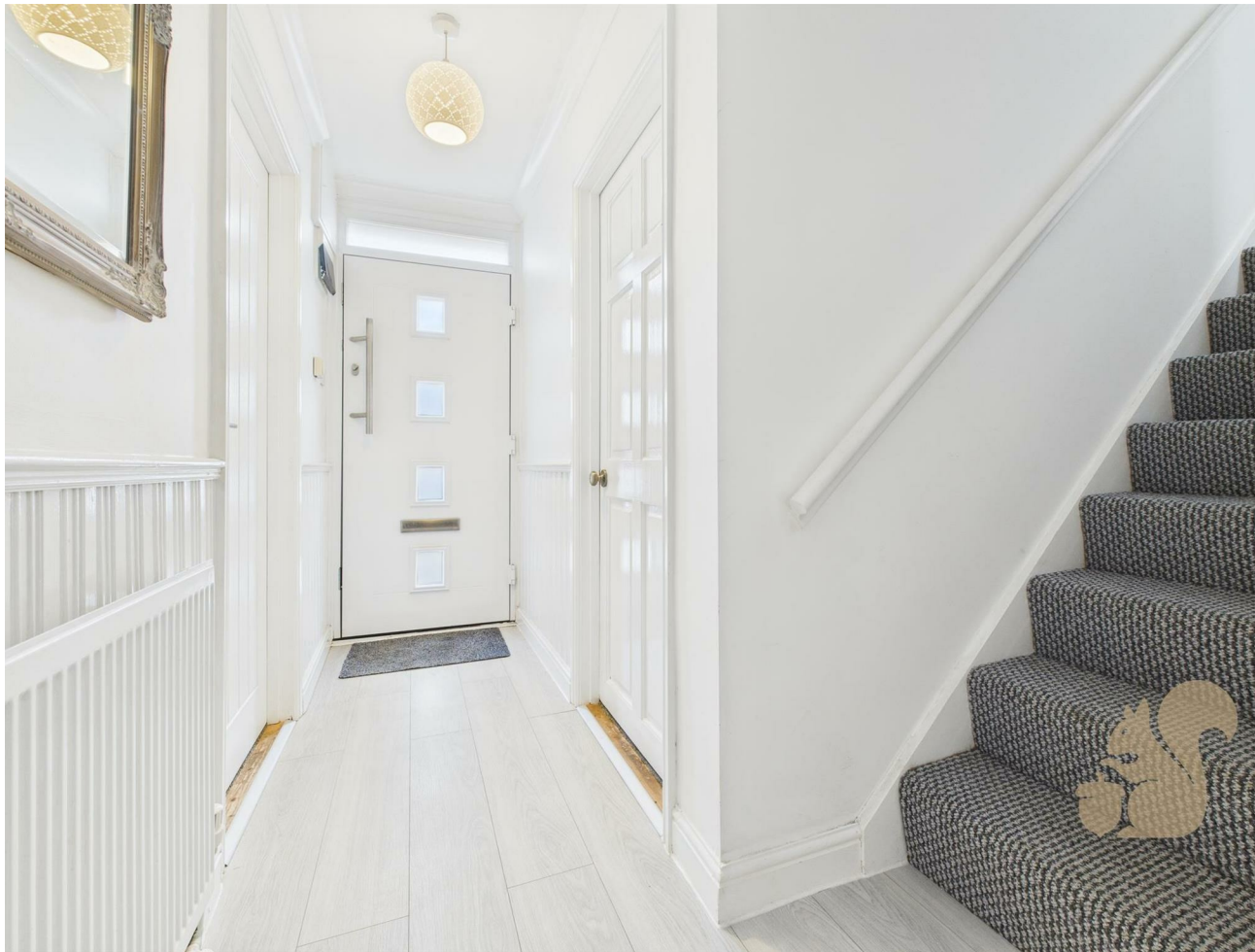
Guide Price £440,000 - £460,000

Set within the coastal village of West Mersea, this beautifully presented three-bedroom detached chalet-style home offers flexible and well-balanced accommodation, ideal for a wide range of buyers. The property is thoughtfully arranged with a generous bedroom on the ground floor, snug area and two further bedrooms on the first floor, making it perfectly suited to families, multi-generational living, or those seeking adaptable

space for home working or guests. Externally, the home benefits from off-street parking for up to three vehicles, adding everyday convenience for residents and visitors alike, while its position close to local amenities ensures shops, schools, and village facilities are all within easy reach.

Internally, the property is centred around a modern and stylish kitchen-diner, creating a welcoming hub for family life and entertaining. The spacious living room is a particular highlight,

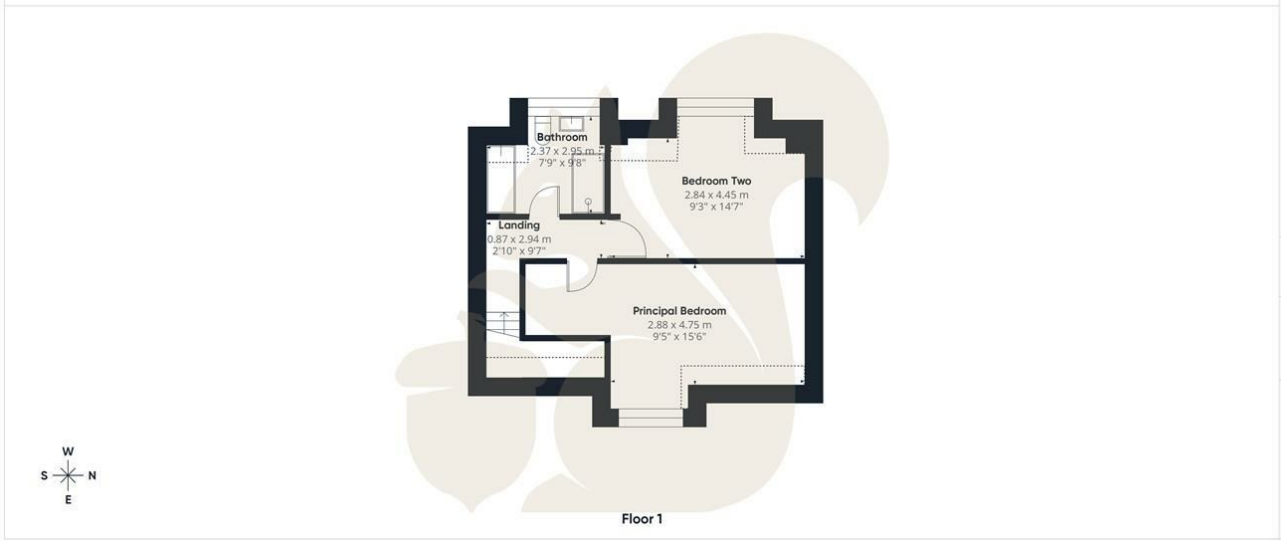
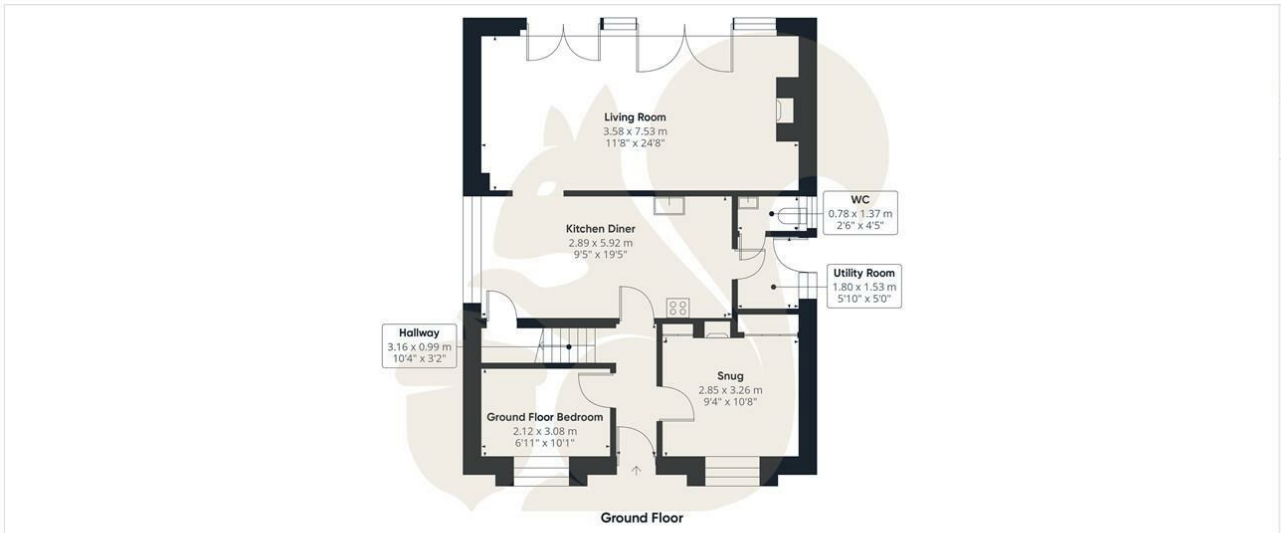
flooded with natural light and enhanced by bi-fold doors that seamlessly connect the interior to the garden, ideal for indoor-outdoor living during the warmer months. To the rear, the westerly-facing garden enjoys afternoon and evening sun, providing an excellent setting for alfresco dining, social gatherings, or simply relaxing at the end of the day. Combining contemporary living with a highly desirable location, this chalet-style home offers both comfort and lifestyle appeal in one of West Mersea's most sought-after areas.











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Approximate total area⁽¹⁾
 112.3 m²
 1210 ft²

Reduced headroom
 3.2 m²
 35 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:
 B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.