

oakheart



£550,000

Offers In Excess Of
Seaview Avenue, West Mersea

Welcome to this exceptional three-bedroom detached residence, ideally situated on the highly sought-after Seaview Avenue. This impressive home offers spacious and versatile living accommodation, perfect for families or those seeking a comfortable lifestyle in a desirable coastal location.

Upon entering the property, you are greeted by a large and welcoming entrance hall that sets the tone for the rest of the home. The generous proportions continue throughout, with a bright and airy lounge that provides an ideal space for relaxing or entertaining. A separate dining room offers the perfect setting for formal meals and family gatherings, while the well-appointed kitchen is thoughtfully designed with ample storage and workspace.

Adjacent to the kitchen is a practical utility room, offering additional convenience and functionality.

A standout feature of this property is the conservatory, which provides a tranquil space to enjoy views over the beautifully maintained rear garden all year round. The garden itself is well established, featuring mature planting, attractive borders, and a combination of lawn and patio areas that make it ideal for outdoor entertaining or simply enjoying the peace and quiet.

To the front of the property, off-road parking is available for multiple vehicles, in addition to a spacious double garage that offers further storage or the

potential for workshop space. The overall setting is both private and practical, offering the perfect blend of comfort and convenience.

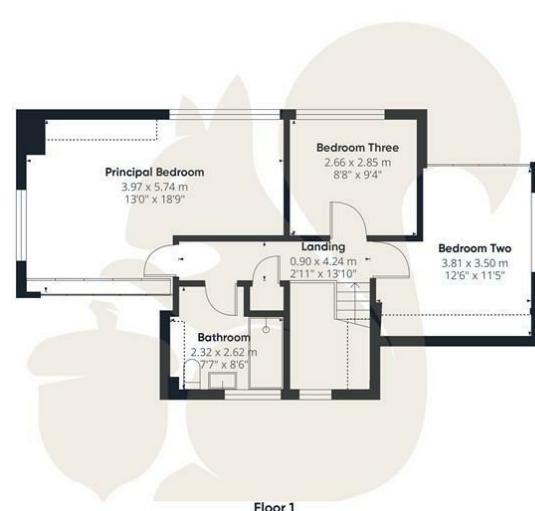
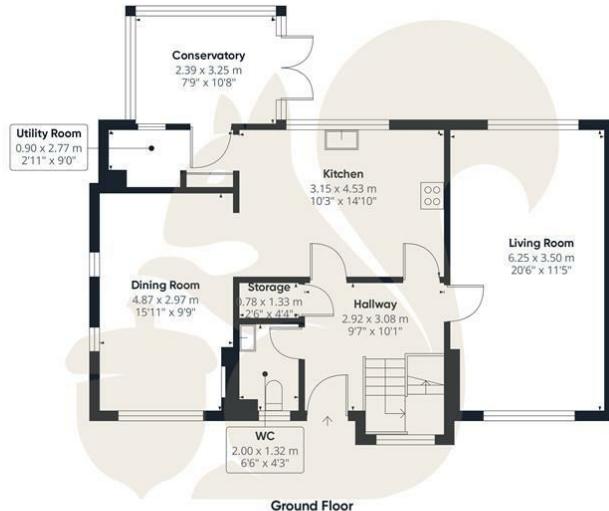
With its generous layout, quality features, and prime location, this property on Seaview Avenue presents a rare opportunity to acquire a much-loved family home in one of the area's most desirable residential locations.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E

Approximate total area⁽¹⁾

124.6 m²
1342 ft²

Reduced headroom
3.1 m²
33 ft²

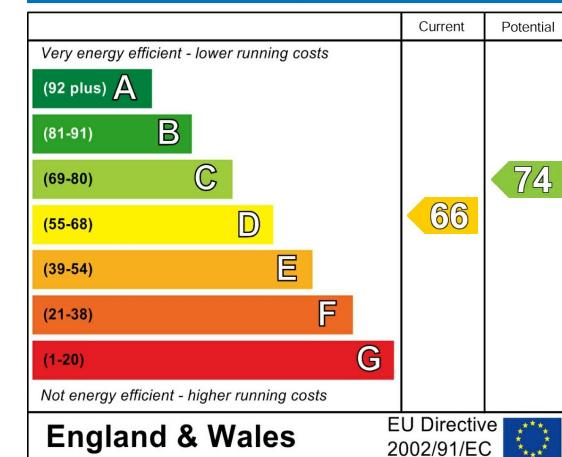
(1) Excluding balconies and terraces.

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

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.