

oakheart



£800,000

Asking Price

Seaview Avenue, West Mersea

Located on the highly sought-after Seaview Avenue in the heart of West Mersea, this exceptional six-bedroom family home positioned just moments from the beach and the stunning coastline that makes this part of Essex so desirable. Beautifully presented throughout, the property offers an impressive and versatile layout, thoughtfully configured into two self-contained dwellings — ideal for multi-generational living, guest accommodation, or rental income.

The principal four-bedroom residence is perfectly arranged for modern family life. At its heart is a spacious kitchen and family room designed for both everyday living and entertaining, complete with bi-fold doors that open

seamlessly onto the west-facing rear garden. This orientation ensures the garden enjoys afternoon and evening sun, creating an ideal setting for outdoor dining and relaxation. The accommodation also includes four well-proportioned bedrooms and two stylishly appointed bathrooms, all finished to a superb standard with a cohesive and contemporary feel.

The adjoining two-bedroom dwelling offers equally impressive and flexible accommodation. A welcoming kitchen-diner featuring a charming log burner forms the centrepiece of the home, providing a warm space for cooking and gathering. In addition, there is a separate family room, a practical utility room, and a ground floor cloakroom, enhancing both comfort and functionality. The

two bedrooms are generously sized, making the space perfectly suited for extended family members or independent living.

Externally, the west-facing rear gardens provide a private and sunny retreat, while the property's prime location places the beach, coastal walks, and local amenities of West Mersea within easy reach. Combining space, flexibility, and superb presentation in a highly desirable seaside setting, this outstanding home presents a rare opportunity to acquire a substantial and adaptable property in one of Essex's most sought after coastal locations.











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

192.5 m<sup>2</sup>

2074 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

7 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

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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