

Alexandra Avenue | West Mersea | CO5 8BG

FINE & COUNTRY





















STEP INSIDE

OVERVIEW

A beautifully presented three-bedroom detached home offering over 1,550 sq. ft. of well-balanced accommodation, including a spacious sitting room, open-plan kitchen/dining room and utility room, garage and off-road parking. Ideally placed for enjoying the best of waterside living in sought-after West Mersea.

STEP INSIDE

A welcoming entrance porch opens into the central hallway, setting the tone for the light and spacious accommodation throughout. The impressive sitting room is a standout feature of the home, enjoying a desirable double-aspect design that fills the room with natural light. A feature wood-burning stove creates a charming focal point, while French doors open directly onto the front and back gardens, seamlessly connecting indoor and outdoor living spaces.

To the rear, the kitchen/dining room provides an excellent hub for contemporary living, with ample space for cooking, dining and gathering with family and friends. French doors open directly onto the garden, allowing natural light to flood the room. Positioned alongside, the utility room keeps practical household tasks neatly separate from the main living areas.

The ground floor also benefits from a versatile room currently arranged as a second sitting room, which could equally serve as a bedroom, home office, hobby room or study depending on changing household needs. A well-appointed family bathroom completes the ground floor accommodation.

On the first floor, the property offers two spacious double bedrooms both with built in wardrobes, both enjoying a bright and airy feel. The principal bedroom benefits from its own en-suite shower room. Together, the accommodation offers comfortable and well-balanced living suited to a variety of lifestyles.

The layout has been thoughtfully designed to offer flexible living, combining generous reception space with practical accommodation that can adapt to a variety of lifestyles.



STEP OUTSIDE

STEP OUTSIDE

The property is south west facing and benefits from a private drive and attached garage, providing excellent storage, workshop potential or secure parking. To the rear, the sunny garden is a particular highlight, offering a generous expanse of lawn bordered by a variety of established trees and shrubs that create a wonderfully private setting.

A spacious paved terrace adjoins the house, providing an ideal spot for outdoor dining. With direct access from both the sitting room and kitchen/dining room via French doors, the garden becomes a natural extension of the living space.

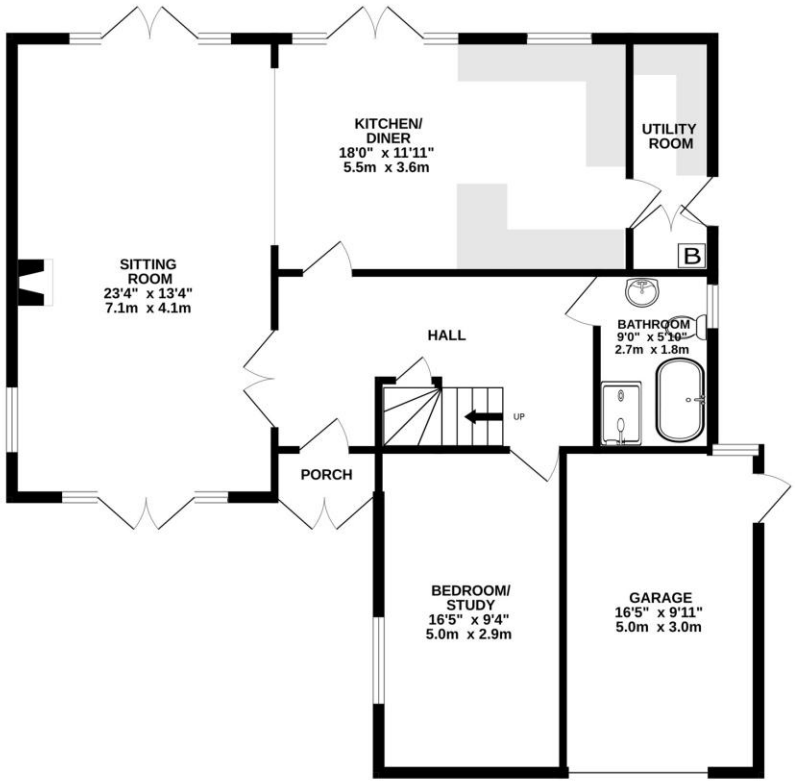
LOCATION

Situated in the sought-after coastal town of West Mersea, the property enjoys a lifestyle shaped by the sea. The town is known for its sailing community, beaches, independent restaurants, and fresh seafood, with everyday amenities including local shops, cafés, and supermarkets.

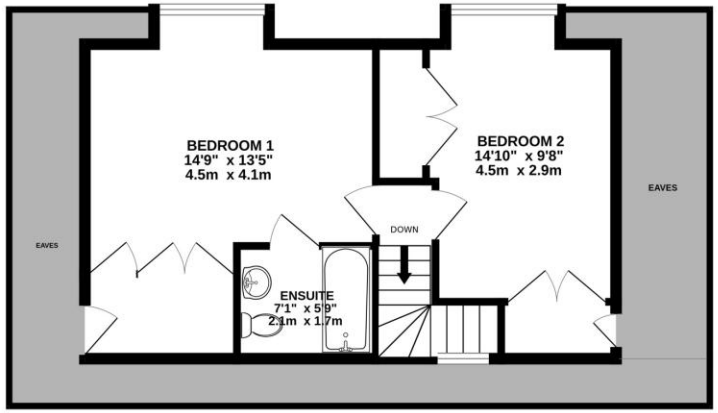
For education, West Mersea School provides primary schooling locally, with secondary options including Thurstable School in nearby Tiptree and Philip Morant School in Colchester. Independent schooling is well represented in the area, including Colchester Royal Grammar School and Colchester County High School for Girls (grammar), along with Holmwood House School and St Mary's School.

Colchester offers wider shopping, dining, and rail connections to London Liverpool Street, while the surrounding countryside and coastline provide a rich setting for walking, sailing, and outdoor pursuits.

GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

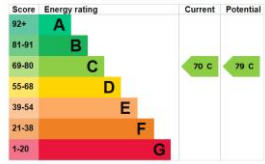


TOTAL FLOOR AREA : 1551 sq.ft. (144.1 sq.m.) approx.

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RICHARD SEELEY
SALES MANAGER

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