



Rosaceae, Harwich

Set within a modern, purpose-built block moments from the sea, this first-floor apartment balances practicality with a sense of quiet ease. This home is efficient yet flexible, with well-sized rooms and an additional space for working or storage, all underpinned by soft, light-filled interiors.

Guide price £140,000

Rosaceae

Harwich, CO12



- First-floor apartment of approximately 606 sq ft, well-proportioned throughout
- Contemporary, low-maintenance building with secure communal entrance
- Moments from the coastline and wide estuary views
- Two-bedroom layout with additional separate study/store room
- Skylit stairwell and well-kept shared areas
- Excellent natural light and a calm, neutral decorative scheme
- Bright dual-aspect sitting room with open-plan kitchen
- Allocated parking and neatly landscaped communal grounds

The Property

The approach is through a clean, well-maintained communal entrance, where a skylight above the stairwell draws daylight deep into the building, creating an unexpectedly uplifting arrival.

The apartment itself opens onto a central hallway, from which each room is accessed, lending a sense of order and flow. The sitting room is particularly generous, extending across one side of the plan and incorporating a kitchen area. Here, glossy cabinetry and dark worktops form a compact, efficient workspace, while the rest of the room comfortably accommodates both living and dining. Large windows bring in a steady wash of natural light, softened by blinds.

There are two bedrooms, each quietly positioned and simply finished. The principal bedroom is the larger of the two, with ample room for storage and a calm, restful atmosphere. The second bedroom, currently used flexibly, would suit guests, a child's room or a secondary workspace. A separate store room adds further practicality-ideal for keeping the main spaces uncluttered or adapting to changing needs.

The bathroom is clean-lined and contemporary, fitted with a full bath and overhead shower, white sanitaryware and subtle tiling. Throughout, the palette remains consistent- soft neutrals, pale walls and carpeting underfoot

The Outside

Rosaceae is set within a neatly arranged residential plot, with landscaped borders, planting and a paved entrance leading to a glazed communal doorway. The building itself is of warm-toned brick, with simple, symmetrical elevations and a gently pitched roofline.

Allocated parking is provided to the rear, along with additional visitor spaces. From the upper levels and surrounding streets, there are glimpses of the estuary and big East Coast skies - an ever-present reminder of the property's proximity to the water.

The Area

Harwich is a town shaped by its relationship to the sea, with a distinct character and a strong sense of place. Just a short distance from the apartment, the coastline opens out into wide, expansive views across the estuary, where shifting light and weather create a constantly changing backdrop.

Dovercourt Bay, with its sandy beach and historic lighthouses, is close by and offers a gentle, restorative landscape for walking and swimming. The town centre provides a mix of everyday amenities, independent shops and cafés, while nearby green spaces and allotments add to the neighbourhood's quietly communal feel.

Transport links are well-established: Harwich International and Dovercourt stations offer services to Colchester and on to London Liverpool Street, making the area accessible for both commuting and weekend escape.

Further Information

Tenure - Leasehold

Council Tax - Tendring Band B

Construction - Brick (1st Floor Apartment)



Floor Plan



Total area: approx. 56.3 sq. metres (606.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

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