

oakheart



£375,000

Guide Price

High Street North, West Mersea, Colchester

GUIDE PRICE £375,000 - £400,000.

Situated in the sought-after coastal town of West Mersea, this beautifully renovated four double bedroom semi-detached chalet bungalow offers an exceptional blend of contemporary living, versatile accommodation and a desirable waterside lifestyle.

Having been completely renovated throughout to an impressive standard, the property is ready to move straight into. At the heart of the home is the stunning kitchen/family room, which flows seamlessly into the living area, creating a wonderful semi open-plan space ideal for modern family life and

entertaining. Three sets of sliding doors open directly onto the garden, flooding the home with natural light and effortlessly connecting the indoor and outdoor spaces for the ultimate inside-outside living experience.

The ground floor offers a flexible layout, featuring the generous principal bedroom, a further double bedroom and a stylishly appointed shower room, making it an excellent choice for those seeking predominantly single-level living. Upstairs are two additional double bedrooms, complemented by a contemporary family bathroom, providing ideal accommodation for guests, family members or those working from home.

Externally, the property benefits from off-street parking for two vehicles and an enclosed rear garden, perfect for relaxing or entertaining during the warmer months.

Ideally positioned just a short distance from West Mersea's local shops, cafés and everyday amenities, the property is also within easy walking distance of the beach, allowing you to fully embrace the town's renowned coastal lifestyle.

Whether you are looking to downsize without compromising on space, searching for a home designed for entertaining, or dreaming of a peaceful waterside retreat, this exceptional property offers the perfect combination of style, comfort and location.











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GLA[®]
106.26 m²
1143.78 ft²

Total
117.91 m²
1269.19 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating

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

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