



Coast Road, West Mersea

Guide Price **£375,000**

An exceptional opportunity to acquire a fully operational Dutch barge, a second classic Dutch barge and a substantial freehold coastal mooring on the increasingly sought after Coast Road, West Mersea. Offering privacy, uninterrupted sea views, and flexible lifestyle or income potential, this unique package combines off-grid living with exceptional convenience just minutes away from the beach and range of cafes, bars and restaurants.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

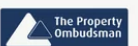
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Tenure: Freehold

Property Type: House Boat

- Freehold mooring extending c. 200m from roadside to beach-head.
- Beautifully maintained 56ft Dutch barge (Zeldenrust) – fully operational
- Second 41ft sailing barge (Vol Vertrouwen) with excellent potential
- Off-grid living with solar, wind power & generator (mains available)
- No immediate neighbours with panoramic estuary views
- Roof deck garden and versatile internal accommodation
- Parking for up to three vehicles at roadside
- Prime Coast Road location – 2-minute walk to beach, shops & restaurants

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The Area

West Mersea is one of the East Coast's most desirable coastal destinations, known for its sailing heritage, fresh seafood, and relaxed island lifestyle. Coast Road is particularly sought after, offering direct access to the beach and water.

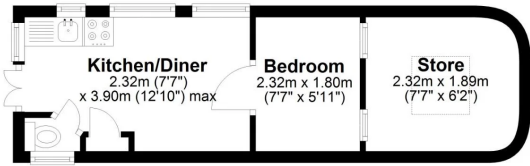
From the mooring, it is just a short two-minute walk to the shoreline, as well as a range of local amenities including independent shops, cafés, bars, and well-regarded restaurants. The island provides a unique blend of tranquillity and community, while still being accessible to Colchester and mainline rail links to London.





Ground Floor

Approx. 20.2 sq. metres (217.6 sq. feet)



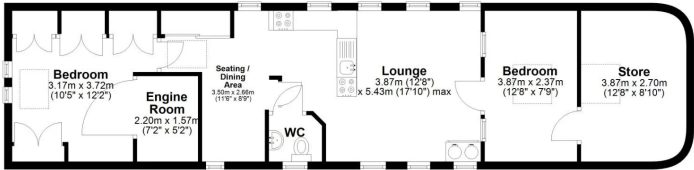
Total area: approx. 20.2 sq. metres (217.6 sq. feet)

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.

Vol Vertrouwen, Coast Road, West Mersea

Ground Floor

Approx. 66.6 sq. metres (717.4 sq. feet)



Total area: approx. 66.6 sq. metres (717.4 sq. feet)

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Zeldenrust, Coast Road, West Mersea



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