

oakheart

£360,000

Offers In Excess Of
Churchfields, West Mersea

Located in the heart of West Mersea, this two double-bedroom semi-detached home occupies a desirable corner plot. Set within one of the village's most sought-after central locations, the property presents an exciting opportunity for enhancement or development, subject to the necessary planning permissions—ideal for buyers seeking a home with future potential.

The accommodation includes a practical kitchen-diner and a spacious lounge, offering comfortable and versatile living areas. Both bedrooms are generously sized, making the property suitable for couples, small families, or those looking to downsize without compromising on space.

Externally, the home benefits from off-road parking for multiple vehicles, a rare advantage in such a central setting.

Its proximity to local amenities and the beach further elevates its appeal, providing convenience and a highly desirable coastal lifestyle.

Combining a prime location, ample parking, generous interior spaces, and scope to develop, this property represents an outstanding opportunity for a range of buyers.











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Approximate total area⁽¹⁾
103.5 m²
1115 ft²

(1) Excluding balconies and terraces

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:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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.