

oakheart



£500,000

Guide Price

High Street, West Mersea

**\*\*Commercial And/Or Residential Opportunity\*\***

GUIDE PRICE £500,000 - £550,000

Situated in the ever-popular coastal town of West Mersea, this well-presented three double bedroom detached home offers spacious and versatile accommodation, perfect for families, home movers and those seeking additional income potential. Offered with no onward chain, the property is ready for its next chapter.

Upon entering, you are welcomed into a bright and impressive open-plan

living space, seamlessly combining the lounge and kitchen to create a sociable and modern hub of the home. Double doors open directly onto the private rear garden, allowing natural light to flood the space and providing the perfect setting for indoor-outdoor living during the warmer months. The ground floor also benefits from a convenient downstairs shower room.

Upstairs, an inviting landing area leads to three well-proportioned double bedrooms, offering excellent space for family living. One bedroom features built-in storage, while additional storage can be found within the eaves throughout the upper floor, ensuring practicality without compromising on space. A family bathroom completes the first-floor accommodation.

Externally, the property enjoys a private garden ideal for relaxing or entertaining, along with off-street parking for two vehicles.

A particular feature of this home is the separate commercial space, currently operating as an office and generating income. This self-contained unit includes a kitchenette area and cloakroom, presenting a fantastic opportunity for those looking to run a business from home, retain rental income.

A rare opportunity to acquire a detached home with flexible living and earning potential in a desirable West Mersea location.



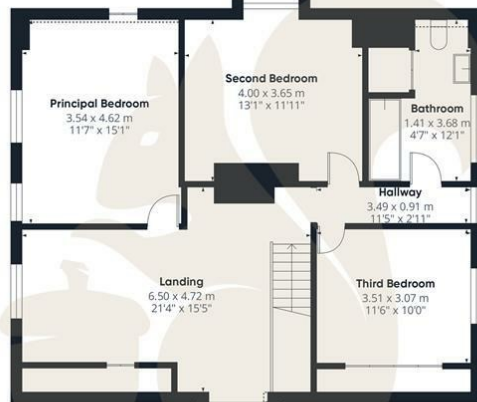








Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>(1)</sup>

183.8 m<sup>2</sup>

1980 ft<sup>2</sup>

Reduced headroom

1.7 m<sup>2</sup>

18 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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:

Tenure:

Freehold

Council Tax Band:

## Energy Efficiency Rating

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