

oakheart

£600,000

Guide Price

Broomhills Road, West Mersea,

Guide Price £600,000 - £650,000

Positioned within the highly desirable coastal town of West Mersea, this substantial five bedroom detached residence offers an exceptional blend of space, comfort, and lifestyle, situated just a short stroll from the beach, waterfront, and an excellent selection of local amenities.

The property provides versatile and well-appointed accommodation ideally suited to modern family living and entertaining alike. Upon entering, you are welcomed into a spacious and inviting interior, with the principal living room offering a warm yet elegant setting, seamlessly flowing through to a bright and airy conservatory overlooking the garden — the perfect space for

year-round relaxation.

A separate formal dining room provides an ideal environment for hosting family gatherings and entertaining guests, while the well-designed layout is further enhanced by a practical utility room and a contemporary ground floor shower room.

To the first floor, the property continues to impress with four generously proportioned bedrooms and a stylish family bathroom. The principal bedroom serves featuring fitted wardrobes, an en suite, and doors opening onto an elevated balcony, creating the perfect spot to enjoy the coastal air and

peaceful surroundings.

Externally, the home offers excellent kerb appeal with extensive off-street parking for multiple vehicles, in addition to a detached double garage providing further storage or workshop potential. The gardens offer a private setting ideal for outdoor dining and family enjoyment.

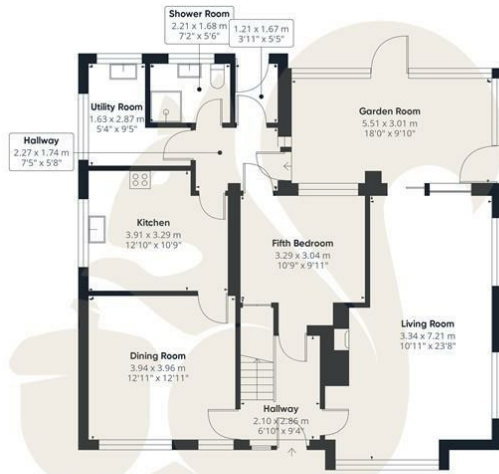
Combining generous accommodation with an enviable seaside location, this outstanding home presents a rare opportunity to acquire a spacious family residence within a coastal location.



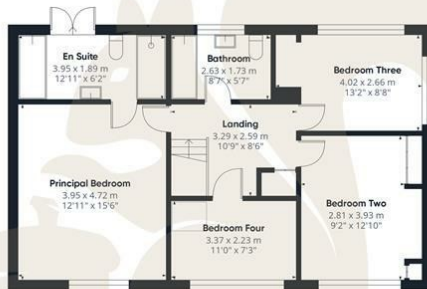








Ground Floor Building 1



Floor 1 Building 1



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GLA[®]
191.01 m²
2056 ft²
Total
191.01 m²
2056 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

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:
F

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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