

oakheart



£1,000,000

Asking Price

Victoria Esplanade, West Mersea

Set along the highly desirable Victoria Esplanade, this three-bedroom detached bungalow enjoys an enviable coastal position with captivating sea views that can be appreciated from the dining room, lounge and principal bedroom. The property offers generous and flexible accommodation throughout, making it ideal for those seeking comfortable single-level living. In addition to the main home is a one bedroom self contained detached annexe. Ideal for multi-generational use or even a holiday let.

The home is approached via a spacious frontage providing off-road parking for multiple vehicles and access to a substantial double garage, creating both convenience and practicality for everyday living. Upon entering the property, a welcoming hallway leads through to the main living areas, where the sense of space and natural light immediately becomes apparent.

The lounge is a particularly appealing room, positioned to make the most of the coastal outlook, with large windows framing the sea views and creating a relaxing environment in which to unwind. Adjacent to this, the dining room also enjoys the same picturesque aspect, offering an ideal setting for both everyday dining and entertaining while taking in the ever-changing seascape.

The kitchen is well arranged with ample worktop and storage space and is complemented by a separate utility room, providing additional practicality and keeping household tasks conveniently tucked away from the main living areas.

The accommodation includes three well-proportioned bedrooms. The principal bedroom benefits from beautiful sea views, creating a tranquil retreat at the end of the day. It also enjoys access to a Jack and Jill bathroom offering both privacy and convenience. A second bathroom serves the remainder of the property, ensuring comfort for both residents and guests.







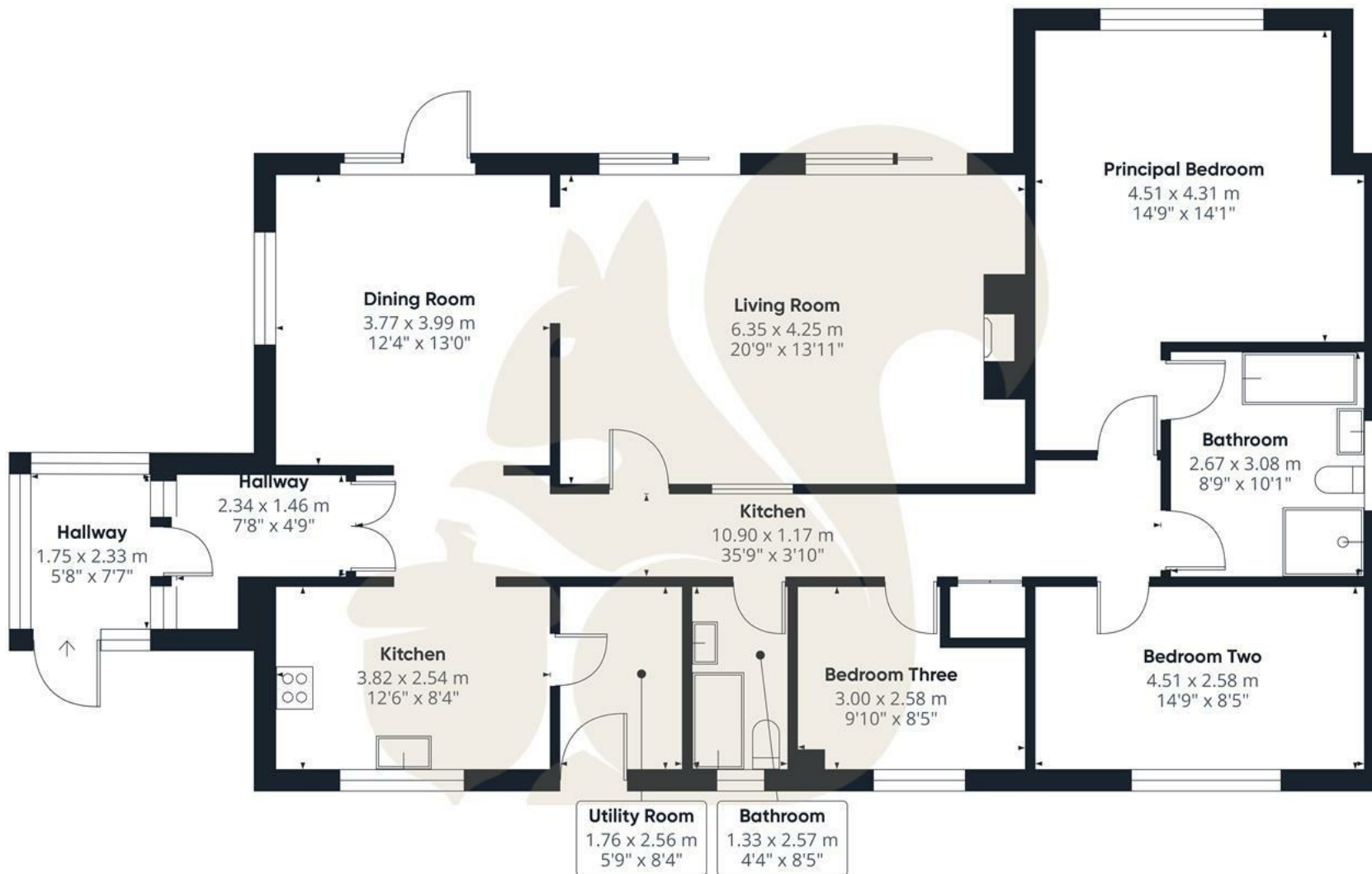












Approximate total area^m
131.4 m²
1414 ft²

(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:
G



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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