

oakheart



£600,000

Guide Price

Seaview Avenue, West Mersea

Guide Price £600,000 - £650,000.

This impressive four bedroom detached residence on Seaview Avenue enjoys a prime coastal setting, just a short stroll from the beach, offering the perfect balance of seaside living and everyday convenience. Positioned on a generous plot, the property boasts off-road parking for multiple vehicles in addition to a garage, making it ideally suited to families and those who love to entertain.

The accommodation is spacious and thoughtfully arranged, providing versatile living space across two floors. On the ground floor, a welcoming entrance hall leads to a bright and comfortable living room, ideal for relaxing evenings, while the separate dining room offers a more formal space for hosting family

gatherings and dinner parties. The kitchen diner forms the heart of the home, featuring ample workspace and room for informal dining, with views over the rear garden that enhance the sense of light and openness. A dedicated study provides the perfect environment for home working or quiet reading, and the convenience of a ground floor shower room adds flexibility for guests or multi-generational living.

Upstairs, four well-proportioned bedrooms offer comfortable accommodation, with ample space for wardrobes and storage. The layout is ideal for growing families, ensuring both privacy and practicality.

Externally, the property truly excels. The west-facing garden captures the afternoon and evening sun, creating a wonderful setting for outdoor dining, summer barbecues, or simply unwinding at the end of the day. The combination of generous parking, garage storage, and a desirable coastal location makes this an exceptional opportunity to acquire a substantial family home in a highly sought-after area.











Ground Floor



Floor 1



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Approximate total area<sup>01</sup>  
149.6 m<sup>2</sup>  
1609 ft<sup>2</sup>

(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:  
  
Tenure:  
Freehold  
  
Council Tax Band:  
D

**Energy Efficiency Rating**

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <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.