

oakheart



£450,000

Asking Price

St. Peters Road, West Mersea

Nestled in a sought-after position on St. Peters Road, this charming three-bedroom semi-detached Victorian residence offers a rare and exceptional blend of period character, modern living, and a unique income-generating opportunity. Located in the heart of the vibrant coastal town of West Mersea, the property presents immediate curb appeal, with the significant benefit of private, off-road parking available to the front aspect.

Upon entering, the home retains the sense of history and proportion characteristic of the Victorian era, flowing through welcoming living spaces that lead towards the rear of the property. The first-floor accommodation is thoughtfully arranged, comprising three well-proportioned bedrooms. The

second bedroom is a particular highlight, serving as a private retreat complete with its own modern en-suite shower room, adding a layer of comfort and convenience. A separate family bathroom is found on the ground floor.

A standout feature of this unique home is found in the rear garden. Separate from the main house is a superb annexe. This versatile and self-contained space has been impeccably managed and is currently operating as a highly successful Airbnb, providing a substantial and proven income stream. This flexible annexe also presents an ideal solution for multi-generational living, a private guest suite, or a dedicated home office.

This property is perfectly situated to enjoy all that West Mersea has to offer, being just a short distance from the bustling town centre, local shops, restaurants, and the famous waterfront, beaches, and yacht clubs. This is a remarkable opportunity to acquire not only a beautiful family home but also a thriving business in one of the most desirable locations on the island.





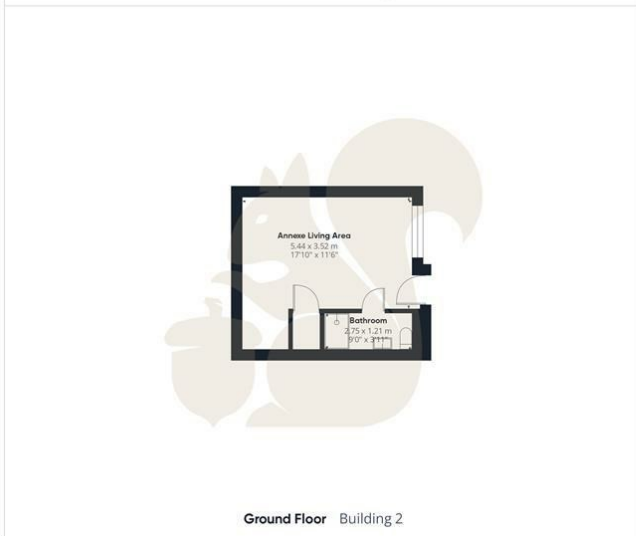




My Heart is at the Beach

P. FRENCH WEST MERSEA





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Approximate total area¹⁾
 111.7 m²
 1203 ft²

Reduced headroom
 0.8 m²
 9 ft²

(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:
 Colchester

Tenure:
 Freehold

Council Tax Band:
 C

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.