



East Road, Colchester, CO5 8UW
Offers in excess of £550,000



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Some More Information

Internally, the property offers exceptionally versatile accommodation extending to approximately 1,979 sq ft, with three principal reception rooms providing clearly defined yet highly adaptable living spaces. The layout has been arranged in a way that allows each area to serve a distinct purpose, whilst still maintaining a natural flow throughout the home.

Whether utilised for more formal entertaining, relaxed day-to-day family living, or as dedicated work-from-home environments, the configuration lends itself well to a variety of buyer requirements particularly those seeking a balance between lifestyle and practicality. The proportions throughout are generous, with an emphasis on usable space rather than purely cosmetic layout.

A particularly notable feature is the separate games room, which adds a further layer of flexibility. This space could comfortably function as a leisure room, studio, home office or even ancillary accommodation, depending on a purchaser's needs. In an era where additional usable space is increasingly valuable, this element significantly enhances the overall offering and broadens the property's appeal.

Externally

Externally, the property truly comes into its own. The established grounds provide a high degree of privacy and seclusion, with the plot extending to approximately one third of an acre a scale that is increasingly difficult to secure, particularly in coastal settings such as this.

The gardens offer a strong sense of space and maturity, creating an environment that is well suited to both quiet enjoyment and outdoor entertaining. There is also clear potential for further enhancement or extension, subject to the necessary permissions, allowing an incoming purchaser the opportunity to tailor the property to their own long-term requirements.

Positioned to take advantage of estuary views and with the coastline within easy reach, the setting underpins the wider

appeal of the property. East Mersea is well regarded for its coastal character, access to open water and relaxed pace of life, making it particularly attractive to those looking to step away from more urban environments.

This is ultimately a home that delivers far more than its internal accommodation alone offering a lifestyle defined by space, setting and accessibility, with Colchester within comfortable reach for day-to-day amenities and mainline connections into London.

Location

East Mersea is a highly regarded coastal setting known for its open landscapes, waterfront outlooks and relaxed pace of life. The area offers a genuine sense of space and escape, with sailing waters, coastal walks and countryside all forming part of the everyday environment. It is a location that consistently attracts those seeking a lifestyle-led move, whether as a permanent residence or a refined coastal retreat. Despite its peaceful setting, the property remains well connected, with the nearby centres of Colchester and Tiptree providing a wide range of amenities, schooling and mainline rail links into London (Colchester Only).

Second Bedroom

14'3" x 14" (4.34m x 4.27m)

Lounge

17'9" x 14'0" (5.42 x 4.27)

Ground Floor Bathroom

8'6" x 5'10" (2.6 x 1.8)

Kitchen / Breakfast Room

15'0" x 12'7" (4.59 x 3.86)

Dining Room

14'5" x 14'0" (4.4 x 4.27)

Garage

18'3" x 9'0" (5.58 x 2.76)

Principle Bedroom

15'10" x 12'2" (4.83 x 3.73)

Bedroom Three

12'2" x 12'0" (3.72 x 3.68)

Bedroom Four / Office

12'0" x 6'6" (3.68 x 2)

First Floor Shower Room

7'11" x 7'2" (2.43 x 2.19)

Services

Council Tax Band - E

Local Authority - Colchester City

Tenure - Freehold

EPC - E

Oil Central Heating

Mains Electric

Mains Water

Shared Private Drainage System

Broadband Availability - Ultrafast broadband via Openreach with

speeds to 1800mbs (April 2026).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by EE (details obtained from Ofcom Mobile and Broadband Checker) – (April 2026).

Construction Type - To Be Confirmed

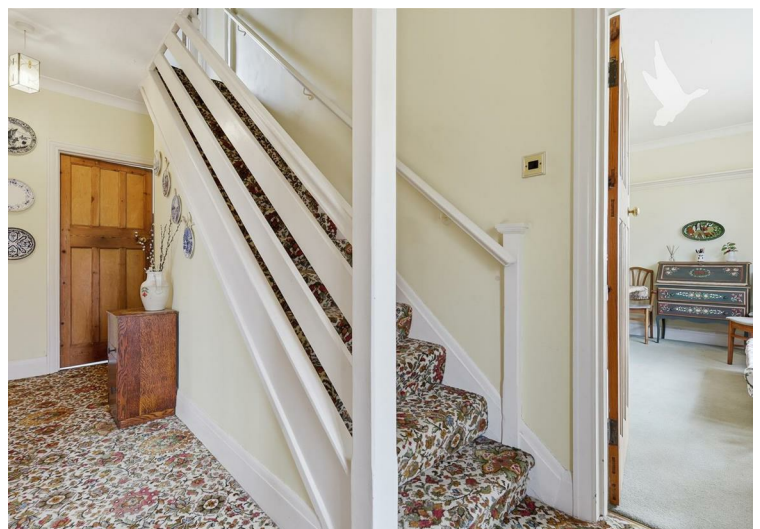
Flood Risk - Data Taken from Gov.UK Flood Map.

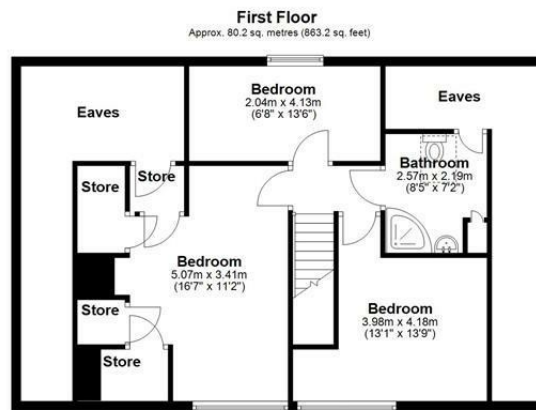
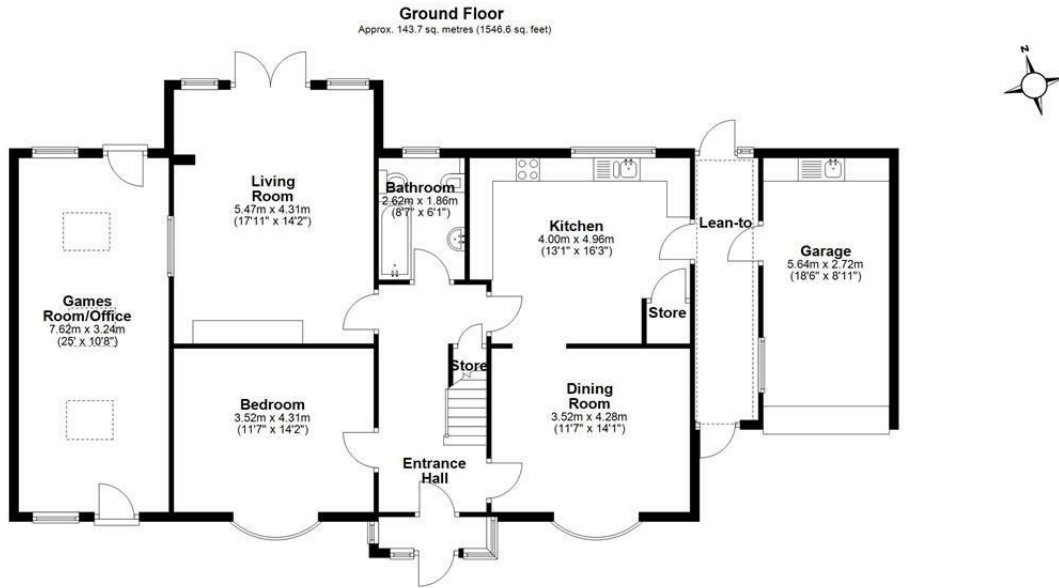
Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area





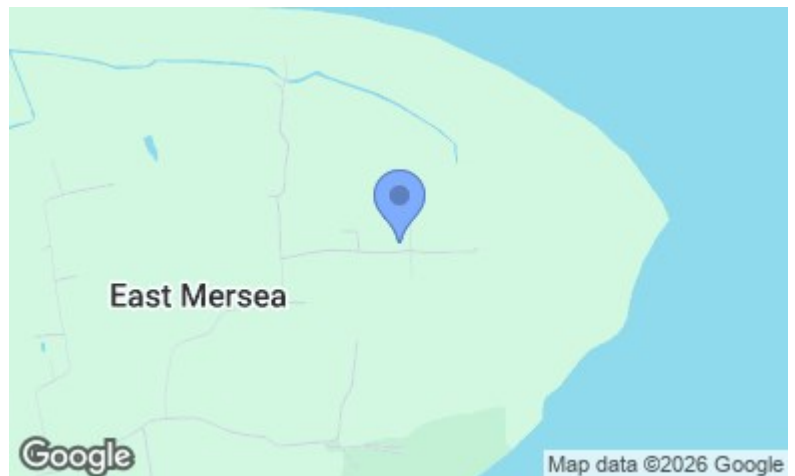
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East Road, Mersea

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		50	71
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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