

oakheart



£850,000

Asking Price

Fairhaven Avenue, West Mersea



Built to an exceptional standard, this exquisite contemporary detached residence offers a rare blend of coastal luxury and sophisticated modern living. Perfectly positioned along one of the area's most sought-after Avenues, just moments from the shoreline and capturing beautiful estuary views, this home invites you to step in, unwind, and indulge in an effortless lifestyle.

Impressive design features flow throughout, including striking vaulted ceilings, premium Karndean flooring with underfloor heating, and sleek triple-glazed aluminium doors and windows. The showpiece open-plan Kitchen Family Room forms the heart of the home—an elegant space crafted for both everyday living and entertaining, complete with high-end appliances, quartz

work surfaces, and a contemporary boiling-water tap. A separate Utility Room enhances both convenience and functionality.

The ground floor offers a luxurious guest suite with a private En-Suite, ensuring comfort and privacy for visiting friends and family.

The first floor is equally impressive. The Principal Bedroom boasts a walk-in wardrobe, electronic blinds, a beautifully appointed En-Suite and a private balcony capturing serene views across the estuary—an idyllic retreat at the end of the day. A further bedroom benefits from its own dressing area and En-Suite, while another showcases a dramatic vaulted ceiling and an elevated

mezzanine space, adding architectural interest and charm.

Beyond the interior, the property opens to a beautifully enclosed westerly-facing garden—perfect for sunset dining and outdoor entertaining—featuring a raised deck designed for relaxation. The front of the home offers generous parking for multiple vehicles, completing this exceptional coastal residence.

















Approximate total area<sup>(1)</sup>

171.3 m<sup>2</sup>  
1845 ft<sup>2</sup>

### Balconies and terraces

7.9 m<sup>2</sup>  
85 ft<sup>2</sup>

### Reduced headroom

5.2 m<sup>2</sup>  
56 ft<sup>2</sup>

(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:

E

### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	83	91
<p><b>England &amp; Wales</b></p>	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.

Oakheart Mersea

01206 382191

mersea@oakheart.co.uk

34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

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