

**oakheart**



**£500,000**

**Guide Price**

Coast Road, West Mersea

Guide Price - £500,000 - £525,000

Nestled along the sought-after Coast Road, this charming two-bedroom cottage offers a rare opportunity to enjoy breathtaking estuary views in a tranquil yet conveniently located setting. Blending character with contemporary comforts, the property has been thoughtfully designed to make the most of its scenic position, with well-proportioned interiors and a versatile layout that suits modern living.

The heart of the home is the open plan kitchen and family room, a bright and welcoming space ideal for both everyday life and entertaining. With ample room for dining and relaxation, this area flows beautifully and is filled with natural

light. A modern kitchen is complemented by generous storage solutions and integrated appliances, ensuring both style and practicality.

To the rear of the property, a garden room offers an additional living area that can be used as a peaceful retreat, home office, or studio, with direct access to the garden enhancing its appeal. On the ground floor, a well-appointed shower room and a discreetly placed utility cupboard add to the home's convenience and functionality.

Upstairs, the principal bedroom enjoys direct access to a private balcony, where panoramic views of the estuary create an idyllic backdrop—perfect for morning

coffee or evening relaxation. A second double bedroom provides comfortable accommodation for guests or family, and both bedrooms benefit from generous built-in storage.

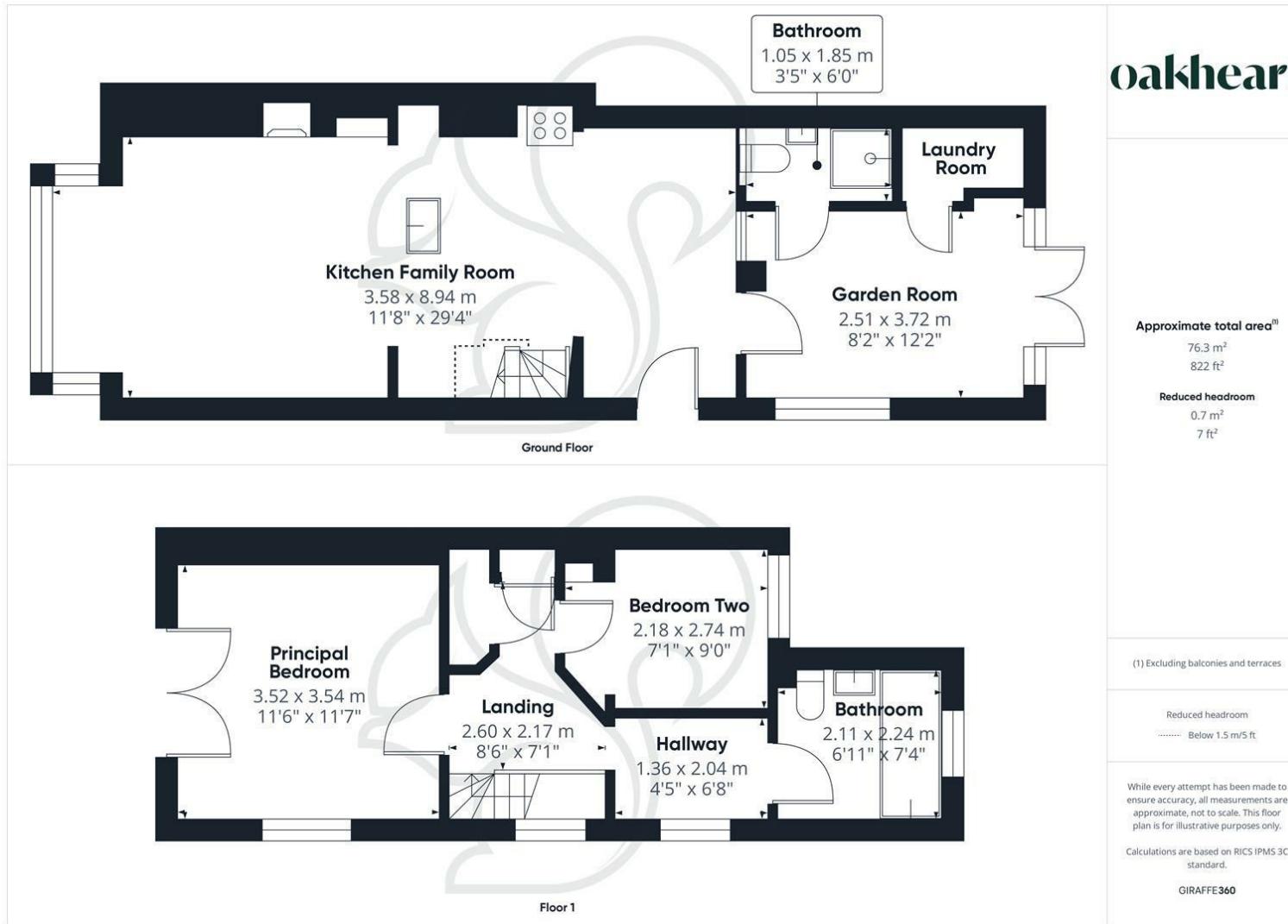
Outside, the property features a delightful garden, offering space for al fresco dining, gardening, or simply soaking up the peaceful surroundings. Off-road parking to the front adds further practicality, while the cottage's location—just a short stroll from the central village—means shops, cafes, and local amenities are all within easy reach.











Oakheart Mersea  
01206 382191  
mersea@oakheart.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**