

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.







I CAN RESIST EVERYTHING EXCEPT

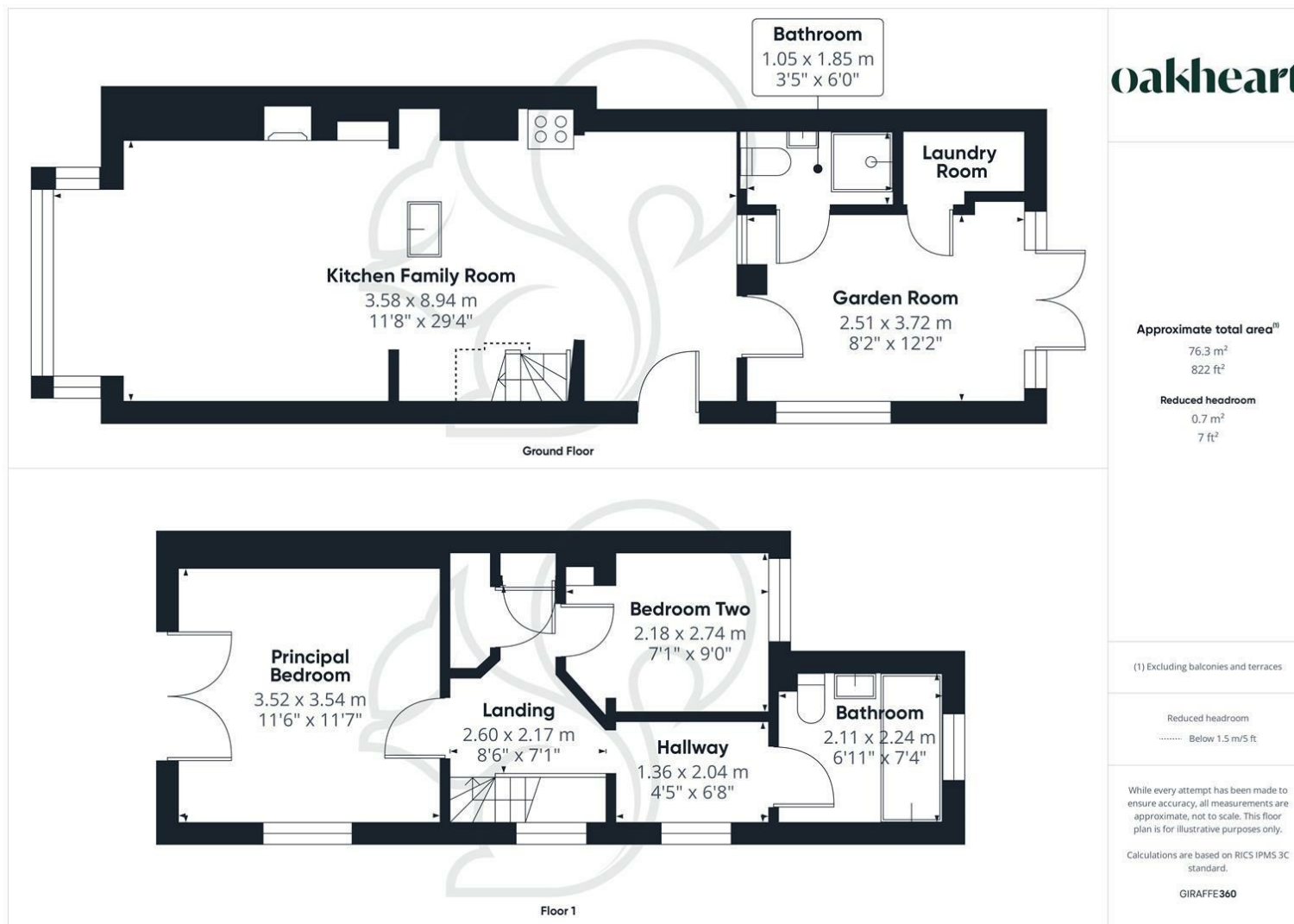













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**Local Authority:**  
Colchester

**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.

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

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