

oakheart



£300,000

Guide Price

Wellhouse Avenue, West Mersea



Guide Price £300,000 - £320,000.

Situated in the heart of the ever-popular coastal town of West Mersea, this beautifully designed two-bedroom duplex apartment offers spacious and contemporary living across two floors, complete with the added benefit of a share of the freehold. The property is perfectly positioned to enjoy all that Mersea has to offer, including its picturesque seafront, boutique shops, cafes, and renowned seafood restaurants.

As you enter the apartment, you are greeted by a generous open-plan living space, thoughtfully arranged to offer both comfort and practicality. The bright and airy lounge area features a Juliet balcony, allowing natural light to pour in while providing a pleasant outlook. This space flows effortlessly into the kitchen and dining area, which

is well-equipped with modern cabinetry, integrated appliances, and ample room for entertaining. The apartment also benefits from a separate W.C. on this level, providing added convenience for guests and day-to-day living.

The second bedroom is also located on the first floor and is well proportioned, enjoying the benefit of its own en suite shower room. A Juliet balcony adds a touch of elegance and creates a peaceful connection to the outdoors.

Upstairs, the principal bedroom occupies the upper floor and serves as a private retreat within the home. This spacious room includes its own Juliet balcony and is served by a modern family bathroom, offering both comfort and functionality.

Externally, the property includes two allocated car parking spaces, a rare and valuable asset in this sought-after location. The share of freehold arrangement provides added long-term security and a greater sense of ownership for residents.

This impressive duplex apartment combines contemporary design with the relaxed lifestyle of coastal living, making it an ideal choice for full-time residents, holiday home seekers, or those looking for an investment in one of Essex's most desirable seaside destinations.





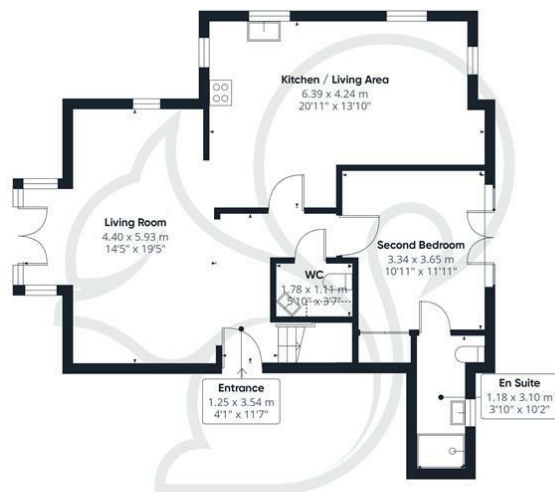




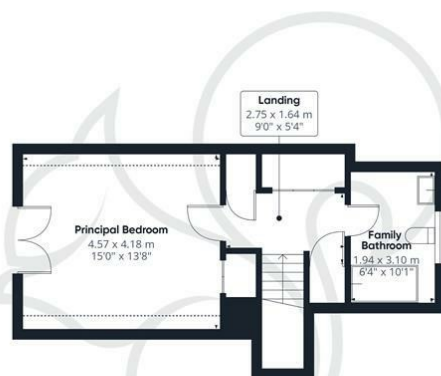








Ground Floor



Floor 1

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

103.9 m<sup>2</sup>

1120 ft<sup>2</sup>

Reduced headroom

3 m<sup>2</sup>

32 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:


Tenure:

Share of Freehold

Council Tax Band:

C

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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.

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