

**oakheart**



£425,000

Guide Price

Shears Crescent, West Mersea

Guide Price £425,000 - £450,000.

This beautifully positioned ground floor, two double bedroom apartment offer's unrivalled panoramic sea views in one of West Mersea's most sought-after beachside locations. Just steps from the shoreline, this exceptional property provides the perfect blend of coastal charm and practical living.

The apartment features a spacious open-plan kitchen and living room,

designed to make the most of its breathtaking outlook. The kitchen is well-appointed with modern units and integrated appliances, flowing seamlessly into the living space where wide windows frame uninterrupted views across the Blackwater Estuary—ideal for enjoying stunning sunrises and the ever-changing tides from the comfort of your own home.

There are two generously sized double bedrooms, both bright and airy, making them ideal as main and guest accommodation or even a home office. The property also benefits from both a family bathroom and an

additional shower room, offering flexibility and convenience.

Situated within a well-maintained development and just a short walk from the heart of West Mersea's village amenities, sailing clubs and eateries, this apartment presents a rare opportunity to embrace a relaxed, coastal lifestyle with some of the best sea views the island has to offer.

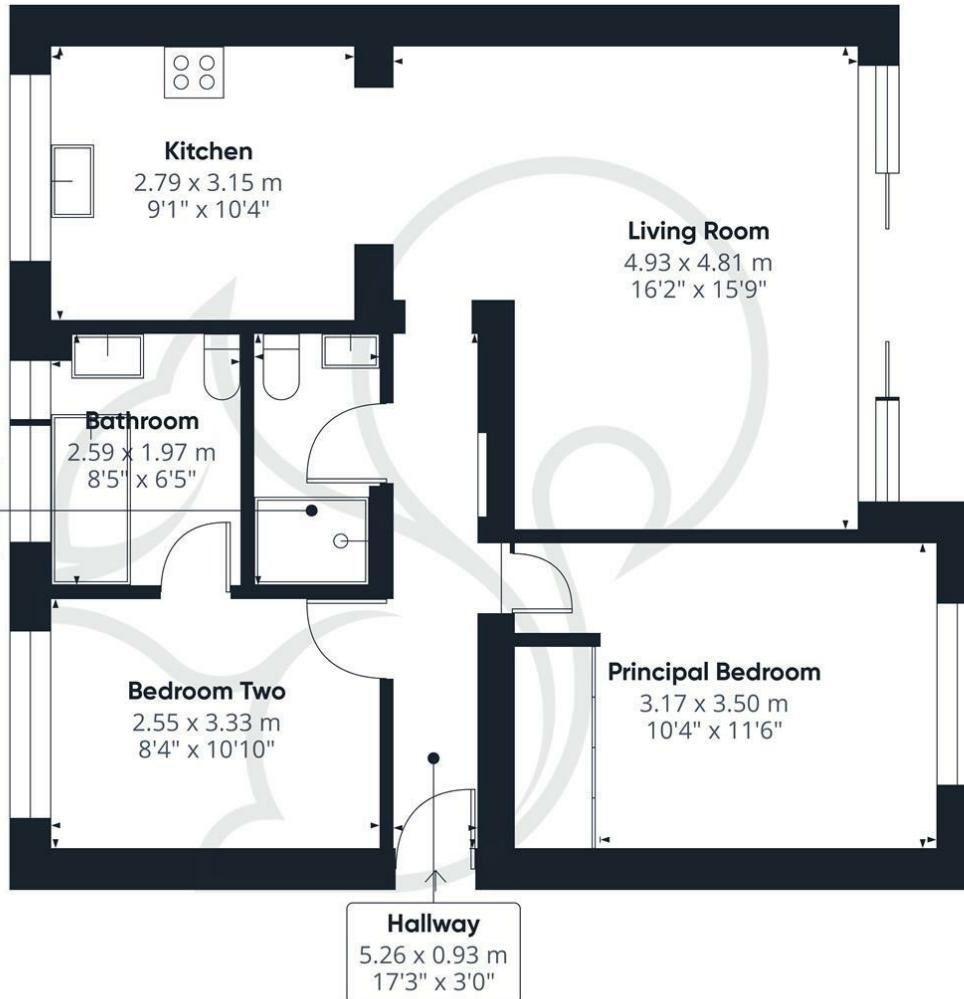
For An Internal Inspection Please Call Oakheart Mersea Island.











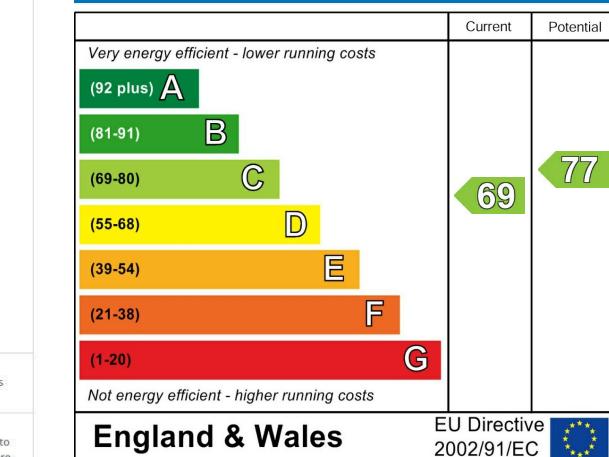
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Local Authority:

Tenure:  
Share of Freehold

Council Tax Band:  
C

#### Energy Efficiency Rating



Approximate total area<sup>(1)</sup>  
66.33 m<sup>2</sup>  
713.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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