

oakheart



£270,000

Asking Price

Church Road, West Mersea,

This charming two double bedroom cottage ideally situated in the very heart of the village, just a short stroll from the beach, local shops, cafes, and amenities. This delightful home offers a perfect blend of character, comfort, and convenience, making it ideal as a permanent residence, weekend retreat, or investment opportunity.

The ground floor features a spacious lounge/dining room measuring approximately 22' x 12', with a welcoming atmosphere enhanced by natural light from dual aspect windows. The generous layout allows for flexible furniture arrangements, perfect for both relaxing and entertaining. Period charm is complemented by tasteful finishes, creating a warm and inviting

space.

The kitchen is well-proportioned and practical, offering good storage and direct access to the outside space, making it functional for daily living and ideal for those who enjoy cooking or gardening.

Upstairs, the property offers two comfortable double bedrooms, both of which are well-sized and provide a peaceful retreat at the end of the day. A family bathroom completes the upper level, offering a clean and functional suite.

Located in a central village location, the cottage is only moments from the

picturesque West Mersea waterfront and the renowned beach, as well as the local pubs, sailing clubs, and Oyster Bar that make the island such a sought-after destination.

Whether you're looking for a characterful coastal home or a property with holiday let potential, this property presents an exceptional opportunity in a prime position.











Ground Floor



Floor 1

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Local Authority:

Tenure:  
Freehold

Council Tax Band:

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

62.9 m<sup>2</sup>  
676 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
11 ft<sup>2</sup>

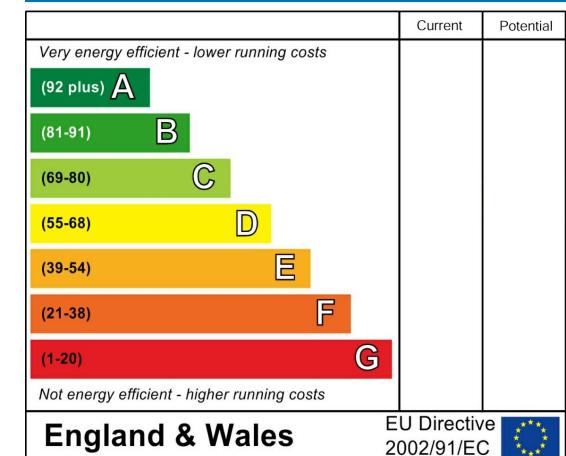
(1) Excluding balconies and terraces.

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

**Energy Efficiency Rating**



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.