

oakheart

£1,195,000

Asking Price

Kingsland Close, West Mersea

Located in a highly sought-after coastal position just a stone's throw from the beach, this exceptional three-bedroom home enjoys beautiful sea views and has been comprehensively renovated throughout to create a stylish, contemporary residence. Designed to maximise both light and space, the property offers a superb balance of modern living and relaxed seaside charm, making it an ideal permanent home, second residence, or investment opportunity.

At the heart of the house is a stunning open plan kitchen and family room, perfectly suited to modern lifestyles. This impressive space provides a natural hub for everyday living and entertaining, with carefully considered design,

quality finishes, and an abundance of natural light. The layout allows the living areas to flow seamlessly, while making the most of the outlook towards the sea. The remainder of the ground floor continues the sense of quality and comfort, offering flexible living accommodation that feels both welcoming and practical, the property also flaunts generous off-street parking for four cars.

Upstairs, the principal bedroom benefits from an ensuite bathroom, creating a private and restful retreat. Two further well-proportioned bedrooms are served by a beautifully finished family bathroom, all presented to an excellent standard following the recent renovation. Every detail has been thoughtfully considered, ensuring the property is ready for immediate occupation with no

work required.

The south-facing garden provides a sunny and private outdoor space, ideal for relaxing, entertaining, or enjoying coastal living throughout the day. Positioned within the garden is a superb self-contained annexe offering two bedrooms and a bathroom, ideal for extended family, guests, or potential income generation, subject to any necessary consents. This additional accommodation offers excellent versatility while maintaining a sense of separation from the main house.

Images shown feature CGI's for illustrative purposes only











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Approximate total area⁽¹⁾

131.3 m²
1412 ft²

Reduced headroom

3.5 m²
37 ft²

(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:

Colchester

Tenure:

Freehold

Council Tax Band:

New Build

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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