

oakheart



£900,000

Guide Price

Fairhaven Avenue, West Mersea



Guide Price of £900,000 to £950,000. Built by the current owners to a high specification two years ago, Oakheart Mersea are proud to introduce to the market this absolutely stunning four double-bedroom detached property located on a sought-after avenue moments from the beach, this stylish property boasts up to the minute design with spacious (2054 square feet) accommodation and sea views from many of the rooms and gardens. The ground floors attributes include

spacious Kitchen Diner with sizeable Quartz topped island as a central feature and an extensive range of integrated appliances, an open plan to superb Garden Room with a Lantern ceiling and Bi-fold doors to the rear gardens, on the first floor the property continues to impress- the Principal Bedroom with French doors leading to a balcony offering superb Estuary views and en-suite bathroom, with two further double bedrooms both measuring 16'4" x 10'2" and a galleried landing.

Externally the landscaped rear gardens are west facing and offer a summerhouse with power and plumbing (ideal for home office/gym) and extensive porcelain patio area, lawn with well-stocked borders and numerous external power points, to the front of the property is a compressed gravel driveway, further external power points and gated access to rear from both sides.

Please contact Oakheart Mersea to arrange a viewing.







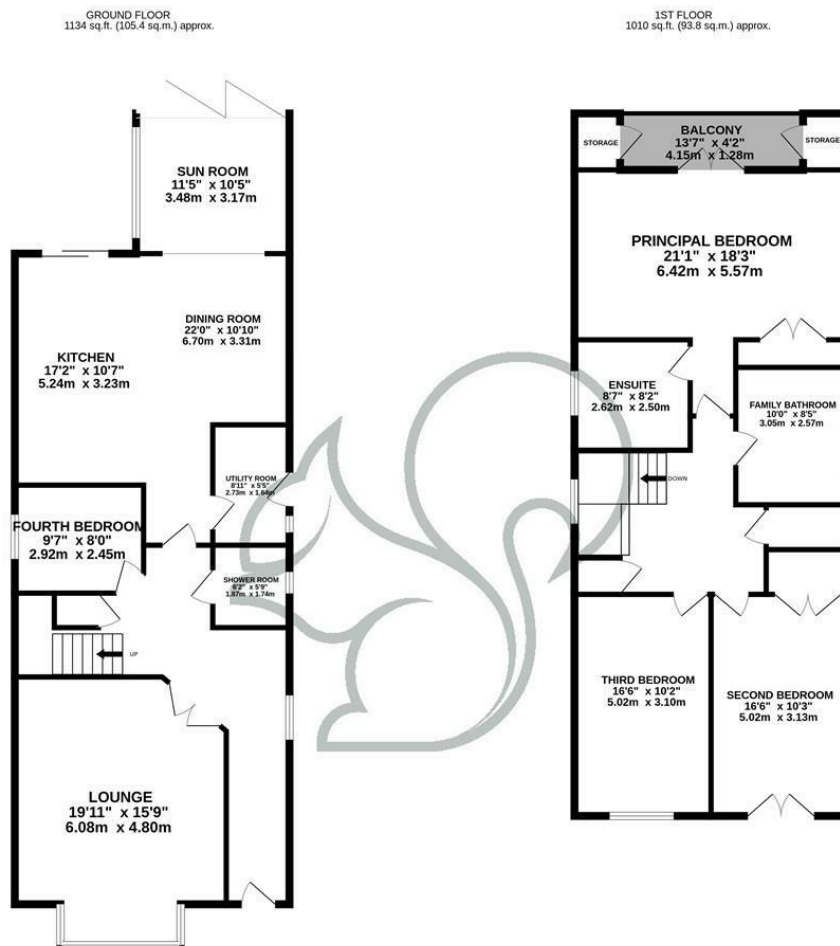












**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>85</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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