



Kingsland Beach, West Mersea

Offered with no onward chain, this rare beachfront gem in West Mersea is a beautifully appointed three-bedroom, three-bathroom home, featuring uninterrupted south-facing sea views and direct access to the beach. With two spacious living areas, bright and stylish interiors, and generous space for entertaining, it's the perfect coastal retreat or full-time seaside residence.

Guide price £850,000

Kingsland Beach

West Mersea, Colchester, CO5



- Chain Free
- Direct access to the beach
- Private no-through road
- Prime beachfront location
- Off-street parking
- Breathtaking sunsets and ever-changing sea views
- South-facing plot
- Bright, stylish interiors
- Three double bedrooms
- Vaulted first-floor living and dining area

The Property

Inside, you're welcomed by a home that feels both relaxed and quietly refined. The ground floor opens into a generous kitchen, breakfast, and family room, the true heart of the house, where glass sliding doors frame breathtaking views of the island's coastline and lead seamlessly out to the decked garden beyond.

Tucked just off the hall are two spacious bedrooms, one with its own en-suite, providing versatile accommodation for family or guests, along with a well-appointed family bathroom that completes the space, ample storage ensures everything stays neatly organised.

Upstairs is where the home really opens up. The lounge and dining room stretches generously across the first floor, crowned at one end by a balcony just made for balmy evenings and sea air. At the quieter end, you'll find the primary bedroom with en-suite, and built in storage.

The Outside

Outside, life flows effortlessly from indoors to out. Just off the kitchen's sliding doors, a sheltered seating area is enclosed by a glass windbreak and an overhead, retractable awning, creating a spot that's both protected and open. From there, the decking extends outward, generous in size and perfectly positioned for soaking up the sun. The garden flows seamlessly onto the beach, making the shoreline feel like a natural extension of your own back garden.

To the front, you'll find private off-road parking set beside two store rooms, ideal for stowing away bikes, boards, and beach gear with ease.

The Area

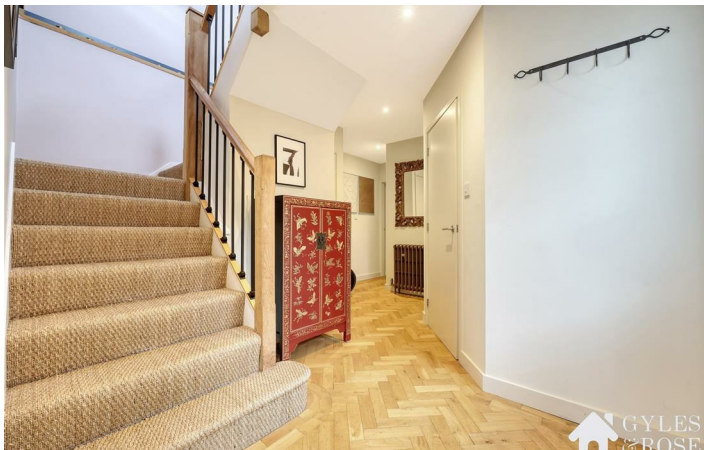
Nestled along the scenic coastline of Essex, Mersea Island stands as a hidden gem just off the shores of Colchester. Boasting a unique blend of natural beauty and rich maritime heritage, this idyllic island offers an unparalleled escape for both locals and visitors alike.

The island, invites you to discover its pristine beaches, charming villages, and delectable seafood cuisine. As a haven for outdoor enthusiasts, the Mersea provides a myriad of recreational activities, from sailing and windsurfing to serene coastal walks. With its quaint shops, artisanal markets, and welcoming community, Mersea Island promises an authentic experience that captures the essence of seaside living.

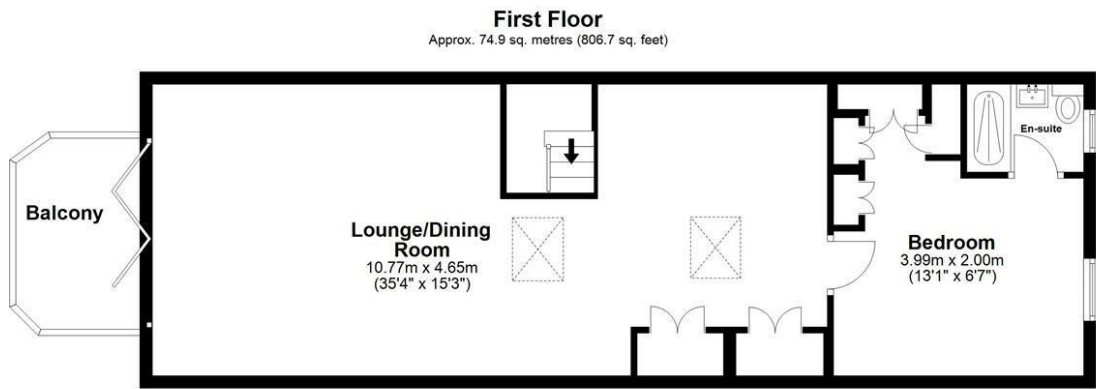
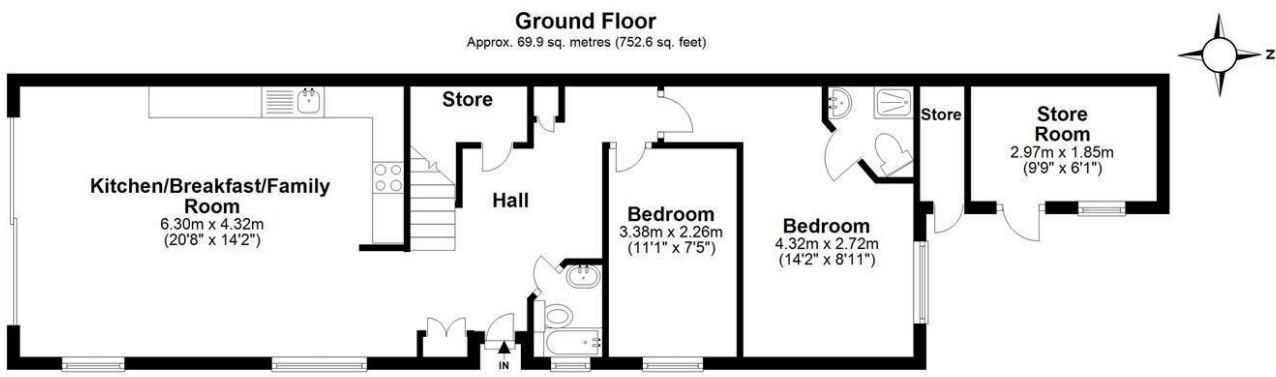
Whether seeking a peaceful retreat or an adventure-filled getaway, Mersea Island invites you to explore its unique charm, where every moment is a tide of tranquility and discovery.

Further Information

- Tenure - Freehold
- Council Tax - Colchester Band E
- Construction - Brick
- Mains Gas, Electric, Water and Sewerage
- Sellers position - Seller needs to secure an onwards purchase



Floor Plan



Total area: approx. 144.9 sq. metres (1559.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Kingsland Beach

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

