



**4 Seaview Avenue
West Mersea, Essex**

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BURR**



4 Seaview Avenue, West Mersea, Colchester, Essex, CO5 8HE

West Mersea is situated at the western end of Mersea Island; it is joined to the mainland by a causeway called The Strood. The Island has been a settlement for nearly 2000 years and is served by a community centre, an independent museum covering the history of Mersea Island, Mersea Island primary school, youth club, veterinary services, GP surgery, dental surgery, post office, Tesco's, co-op and other various shops, hairdressers, restaurants, small hotels, public houses, a petrol station, bank, library, police station, fire brigade and several churches. Mersea has the largest inshore fishing fleet between Lowestoft and Brixham and is famous for its oyster farming and fresh fish, which is readily available from local supermarkets and restaurants/pubs. Renowned for its sailing there are currently two yacht clubs which are ever growing in popularity, so whether you enjoy taking in the sea breeze, walking along the beach front, sailing on the open water or even trying some windsurfing or kite surfing there is plenty on offer to do here. The City of Colchester is only 10 miles away and provides a comprehensive range of amenities and commuter rail links to London Liverpool Street Station.

A five bedroom (one en-suite) detached property understood to date from either the late Victorian or Edwardian era enjoying an attractive position on the much sought after Seaview Avenue, conveniently located for the wealth of facilities, amenities, restaurants, sailing club and thriving island location of West Mersea. An unspoilt, characterful family home of impressive proportions retaining a wealth of individual features including bay windows, traditionally styled fireplaces, stripped pine flooring, ten-foot ceiling heights, original doors and dado rails. Offering an accommodation schedule via two ground floor reception rooms having been subject to a substantial two storey rear extension by the current owner. Centrally positioned within its plot, the property further benefits from ample private parking, garaging and established, well-screened gardens with densely planted borders, mature hedging and trees.

A five bedroom (one en-suite) detached property understood to date from the late Victorian/Edwardian era retaining a host of original features arranged via two ground floor reception rooms, with further benefits including garaging, ample private parking and established, well-screened rear gardens.

Panel glazed original timber door opening to:

ENTRANCE HALL: 10' 6" x 10' 4" (3.22m x 3.15m) Set beneath a ten foot ceiling with picture rail, stripped pine flooring and central fireplace with tiled hearth, wooden surround and mantle over. Base level fitted units, panel glazed UPVC framed screening to front and staircase rising to first floor. Opening to:

INNER HALL: 10' 11" x 3' 0" (3.34m x 0.92m) With dado rail, opening to understair storage recess and panel door to:

SITTING ROOM: 29' 9" x 12' 9" (9.08m x 3.88m) Affording a dual aspect with bay window to front with UPVC framed panel glazed screening and casement windows, in addition to sliding panel glazed doubled doors opening to the rear terrace and gardens beyond. Stripped pine flooring throughout and set beneath ten foot ceiling heights.

DINING ROOM: 13' 3" x 12' 11" (4.04m x 3.93m) With full height UPVC framed glazed screening to bay window with casement window fittings, stripped pine flooring throughout, ten foot ceiling, picture rail and a centrally positioned fireplace with tiled hearth, wooden surround and mantle over.

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KITCHEN: 10' 11" x 9' 7" (3.32m x 2.91m) Fitted with a matching range of shaker style gloss fronted base and part glass fronted wall units with granite preparation surfaces over and tiling above. Ceramic single sink unit with mixer tap above and space for a four door oven with eight ring hob set within a tiled recess with extraction above, space for an American style fridge/freezer and fitted Miele dishwasher. The kitchen units comprise a range of full height shelving, soft close base units, corner fold out carousel units and opening to:

BREAKFAST ROOM: 10' 4" x 5' 5" (3.14m x 1.65m) Forming a single storey rear extension set beneath a pitched roofline with two velux windows and UPVC framed, sliding panel glazed double doors opening to the rear terrace and gardens beyond. Stripped pine flooring throughout.

UTILITY ROOM: 10' 10" x 8' 1" (3.31m x 2.46m) Fitted with a matching range of shaker style base and wall units with preparation surfaces over and tiling above. Stainless steel Franke single sink unit with mixer tap above, casement window range to side and space and plumbing for washing machine and dryer. Terracotta tiled flooring throughout, obscured glass panel door opening to:

REAR HALL: 4' 9" x 2' 11" (1.45m x 0.90m) With terracotta tiled flooring throughout and half height obscured panel glazed UPVC clad security door opening to the side access. Panel door with suffolk latch opening to:

CLOAKROOM: 4' 8" x 2' 7" (1.44m x 0.79m) Fitted with traditionally styled WC and terracotta tiled flooring throughout. Obscured glass window to rear.

BOILER ROOM: 6' 6" x 5' 11" (1.97m x 1.80m) Housing pressurised water cylinder and Worcester gas fired boiler. Terracotta tiled flooring throughout and obscured glass window to rear.

First floor

LANDING: With hatch to loft, stripped pine flooring and dado rail.

BEDROOM 1: 12' 9" x 11' 0" (3.88m x 3.35m) Set within the two storey side extension with UPVC framed casement window range to rear affording an attractive aspect across the established, well-screened gardens. Stripped pine flooring throughout, dado rail and panel door to:

EN-SUITE BATHROOM: 9' 3" x 8' 8" (2.83m x 2.65m) Fitted with pedestal wash hand basin, free standing roll top bath with claw feet and fully tiled, separately screened double shower with shower attachment. Wall mounted heated towel radiator, stripped pine flooring throughout and obscured glass casement window to side.

BEDROOM 2: 13' 3" x 10' 11" (4.05m x 3.32m) With casement window range to side, central fireplace with wooden surround and mantle over and full height fitted wardrobe units to corner. Stripped pine flooring and savoy pedestal wash hand basin.

BEDROOM 3: 13' 0" x 10' 11" (3.96m x 3.33m) With UPVC framed casement window range to front, stripped pine flooring and fireplace with hearth, surround and mantle over. Set beneath ten foot ceiling and complete with picture rail.

BEDROOM 4: 10' 0" x 9' 9" (3.06m x 2.98m) With casement window range to rear affording an aspect across the rear gardens, stripped pine flooring and picture rail.

BEDROOM 5: 12' 9" x 6' 10" (3.88m x 2.09m) With casement window range to front and picture rail.

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FAMILY BATHROOM: 8' 7" x 5' 4" (2.61m x 1.62m) Fully tiled and fitted with ceramic WC, savoy pedestal wash hand basin and fully tiled bath with shower over.

CLOAKROOM: 4' 5" x 4' 1" (1.35m x 1.25m) Fitted with ceramic WC, wash hand basin with tiling above.

Outside

The property is located on Seaview Avenue, a highly regarded road with a breadth of individual architecture consisting of largely detached properties of architecturally diverse styles constructed across the 20th century. Approached via a brick paved driveway providing space for two vehicles and direct access is provided to the:

GARAGE: 21' 3" x 10' 7" (6.48m x 3.23m) With up and over door to front and light and power connected.

Benefitting from side access with a substantial rear terrace, dense border planting and established trees providing complete privacy and seclusion. The garden is principally lawned with an area of central planting providing a walkway through, seating area and enjoying a westerly aspect.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///cosmic.sweated.winter

LOCAL AUTHORITY: Colchester City Council, Town Hall, High Street, Colchester, Essex, CO1 1PJ (01206 282222). **BAND:** D.

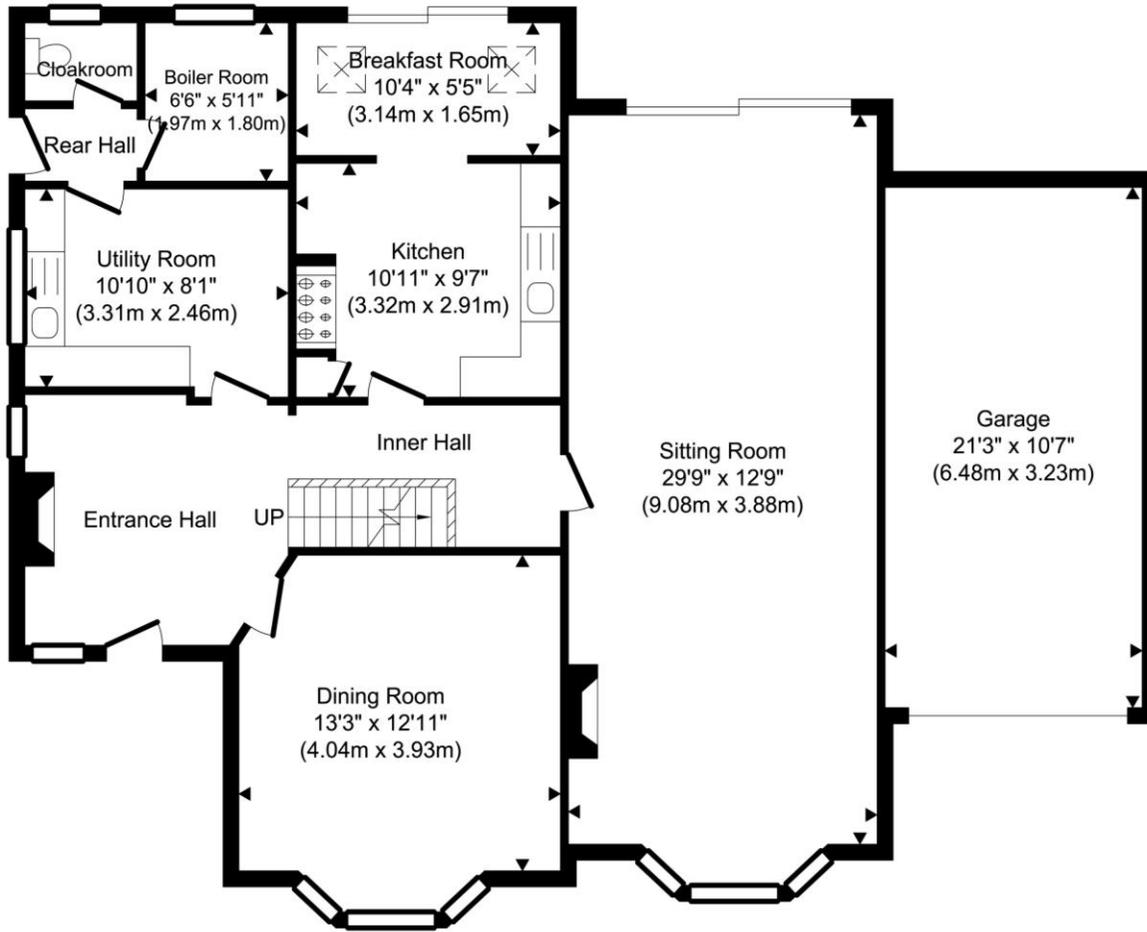
BROADBAND: Up to 80 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

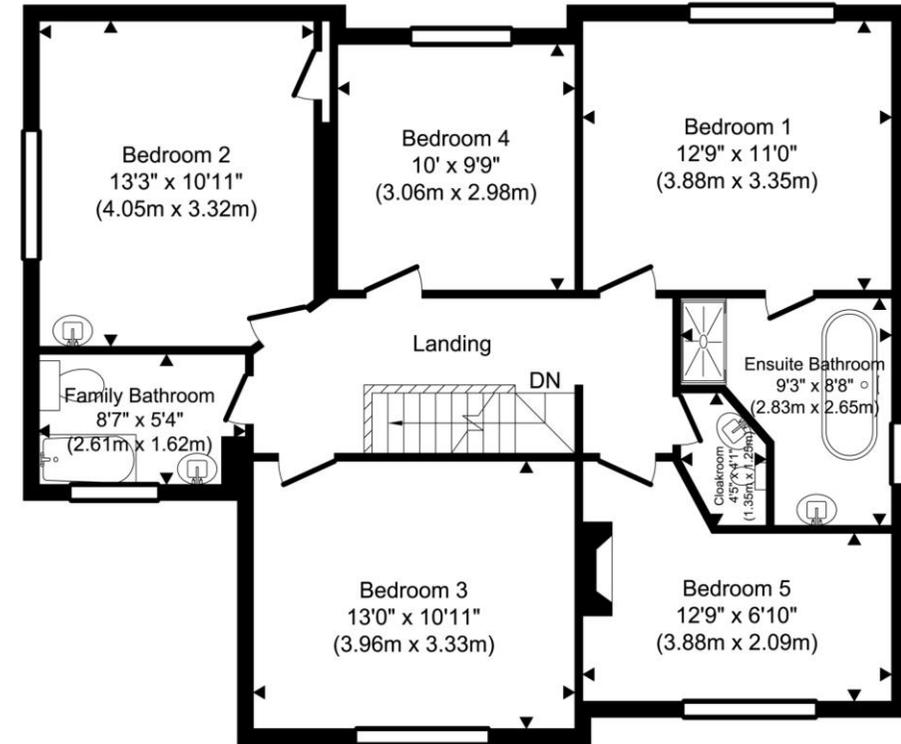
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1324.49 sq. ft.
(123.05 sq. m)



First Floor
Approximate Floor Area
903.09 sq. ft.
(83.90 sq. m)

TOTAL APPROX. FLOOR AREA 2227.59 SQ.FT. (206.95 SQ.M.)

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