



Fairhaven Avenue, West Mersea, Colchester CO5 8BS

welcome to

Fairhaven Avenue, West Mersea, Colchester

This immaculately presented detached chalet property is situated in the popular seaside town of West Mersea within close proximity of the sea. The island offers amenities such as shops, restaurants, pubs, bank, petrol station, school, library, museum, churches and yacht club.



Early viewing is essential of this stunning detached property offering spacious, beautifully presented, light and airy accommodation throughout.

The ground floor benefits from a generous living room with doors onto the garden, a separate dining room, modern kitchen, utility room, family shower room, as well as bedroom with en suite which is self contained with its own entrance door.

The first floor offers two spacious double bedrooms (one of which benefits from a balcony) and a family bathroom.

Externally there is plenty of off street parking and a generous enclosed rear garden which is west facing.

Double Glazed Entrance Door To

Entrance Hall

Laminate wood flooring, radiator, stairs to first floor, doors to:

Living Room

Large upvc double glazed bay window to rear with French doors onto the garden, upvc double glazed window to rear, small upvc double glazed window to side, two radiators, laminate wood flooring, feature fireplace surround.

Kitchen

Bespoke modern fitted kitchen comprising comprehensive range of matching base and eye level units, roll edge work surfaces, inset sink and drainer unit with mixer tap and filter tap, tiled splashbacks, built-in eye level double oven, inset hob with extractor over, integrated dishwasher, under unit lighting, shelving, laminate wood flooring, radiator, spotlights, archway to:

Utility Room

Matching base and eye level units, work surfaces, inset sink unit with mixer tap, tiled splashback, laminate wood flooring, spotlights, upvc double glazed door to side.

Dining Room / Bedroom Four

Laminate wood flooring, radiator, upvc double glazed window to front, feature stained glass porthole window to side.

Bedroom Three / Annexe

Upvc double glazed window to front, radiator, wood laminate flooring, spotlights, upvc double glazed external door to side, internal door to:

En Suite

Modern white three piece suite comprising shower cubicle, low level w.c. and wash hand basin, part tiled walls, radiator, extractor fan.

Family Shower Room

Modern white suite comprising shower cubicle, wash hand basin and low level w.c., radiator, part tiled walls, upvc double glazed obscure window to rear.

First Floor Accommodation

Landing

With two built-in cupboards, doors to:

Master Bedroom

Upvc double glazed patio doors to covered balcony with railing enclosure, carpet, radiator, range of bedroom furniture, part sloping ceiling.

Bedroom Two

Upvc double glazed window to front, radiator, carpet, part sloping ceiling, fitted bedroom furniture.

Family Bathroom

Modern white suite comprising panel enclosed bath with mixer tap, wash hand basin and low level w.c., tiled walls, radiator, extractor fan, upvc double glazed window to side.

Outside

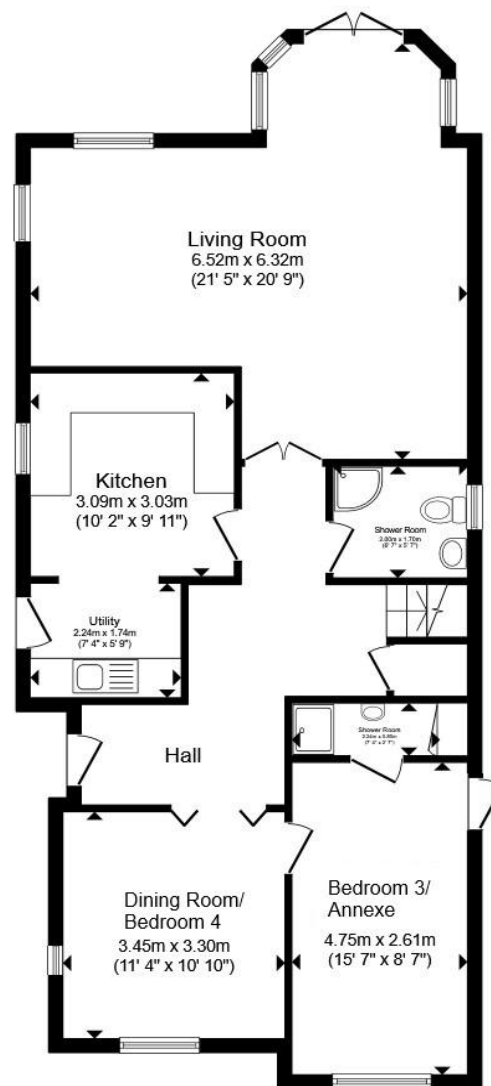
There is a shingle driveway to the front providing off street parking for several cars. Side access to the rear.

There is a generous west facing rear garden which commences with paved patio, the remainder being mainly laid to lawn with flowers, shrubs, trees and stepping stones to the rear, all enclosed by panel fencing. There are two sheds to the rear behind a trellis section.



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Ground Floor



First Floor

Total floor area 140.2 m² (1,510 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to Fairhaven Avenue, West Mersea, Colchester

- Stunning Detached Family Home
- Generous Living Accommodation
- Ground Floor Bedroom With En Suite
- Further Ground Floor Shower Room
- Two First Floor Double Bedrooms
- Family Bathroom
- Ample Parking & Lovely Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of
£500,000



Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121730 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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