



'WAVECREST', 15 EAST MERSEA ROAD,

WEST MERSEA, COLCHESTER, ESSEX, CO5 8EB

NP NICHOLAS
PERCIVAL

Wavecrest is a three-bedroom detached chalet style bungalow in the popular coastal location of Mersea Island. The property offers a kitchen / dining / family room, sitting room, utility room, ground floor main bedroom, two first floor bedrooms, two shower rooms and cloakroom.

Ample parking is provided via a gated gravel driveway and garage, there is also a useful workshop with power and lighting supplied.

Tenure Freehold | EPC E | Night Storage Heating System | Immersion Hot Water | Restrictive Covenants Apply Please Ask For Further details.

Council Tax Band C, Please Note; Improvement Indicator Applies.



Property

‘Wavecrest’ is a three-bedroom detached chalet style bungalow in the popular coastal location of Mersea Island to the South of Colchester and the East of Chelmsford.

A porch welcomes you to the property, providing a useful space for the storage of coats and shoes. The entrance hallway provides access to the sitting room to the front of the property that features a cosy log burner. The heart of the home is the kitchen / dining / family room to the rear. The kitchen area features an integrated dishwasher, hob and accompanying extractor hood, integrated oven, microwave oven and fridge-freezer.

Ample storage is provided by a good array of cupboards and drawers all set within an attractive wood work top that sweeps round to form a breakfast bar. The family area provides a more formal dining space and views of the garden can be enjoyed through the bi-fold doors to the patio.

This flexible family space also benefits from a built-in sound system, projector, and retractable projection screen, ideal for film nights, and that will remain in-situ once the property has been sold.

The utility room to the side of the kitchen provides additional workspace and storage as well as containing space and plumbing for a

washing machine, there is also a further integrated oven and integrated fridge.

The main bedroom is located on the ground floor and benefits from built-in wardrobe and storage space. There is a separate accompanying shower room with hand basin, and separate ground floor cloakroom.

At the foot of the stairs, the present owners have cleverly utilised this area as work from home study space with built in desk and storage, and this completes the ground floor accommodation.

Ascending the stairs to the first floor, there are two further bedrooms. The bedroom to the front of the property is used as a music room, and the spare guest double to the rear (with

built in wardrobe space). The first floor also contains a shower room with shower cubicle, handbasin, toilet and heated towel rail.

Across the first floor the present vendors have maximised the available storage space by clever utilisation of storage within the eaves of the building.

Outside

To the front of the property there is off-road parking for several vehicles on a gravelled driveway. The driveway extends along the side of the property, behind a gated entrance, to the garage at the rear. The garage has power and lighting supplied as does the workshop to the rear of the garage. The garden is mainly laid to lawn and features a large patio adjacent



to the bi-fold doors that lead out from the kitchen / dining / family room.

Situation

Mersea Island is an affluent thriving coastal settlement at the mouth of the Blackwater Estuary. The island has a well-regarded primary school, as well as excellent public transport links to the City of Colchester, with its outstanding choice of both highly sought after grammar and private secondary schooling options.

Mersea Island is renowned for its wide variety of seafood establishments, as well as the broad range of sailing facilities including the yacht club. The picturesque beaches at both West and East Mersea, as well as the idyllic sea

wall that surrounds the majority of the island offer a beautiful vista of the Black Water Estuary.

A full range of shops and amenities can be found in the village centre at West Mersea, including both Co-Op and Tesco supermarkets, doctors' surgery, dentists, several pharmacies and of course a wide choice of public houses, independent coffee shops, tea rooms and restaurants.

Agents Notes

Council Tax Band C – Improvement Indicator Applies.

Restrictive Covenants Apply – please ask for further details.

Night Storage Heating System.

Immersion Hot Water System.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of

fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band C. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

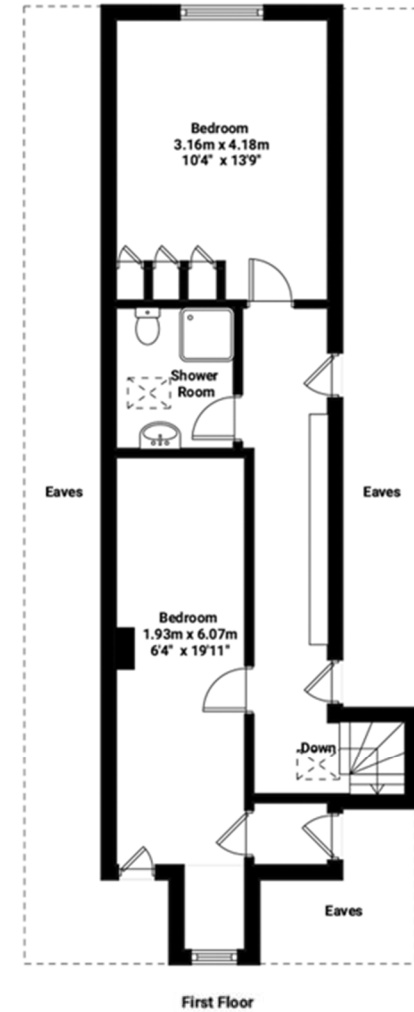
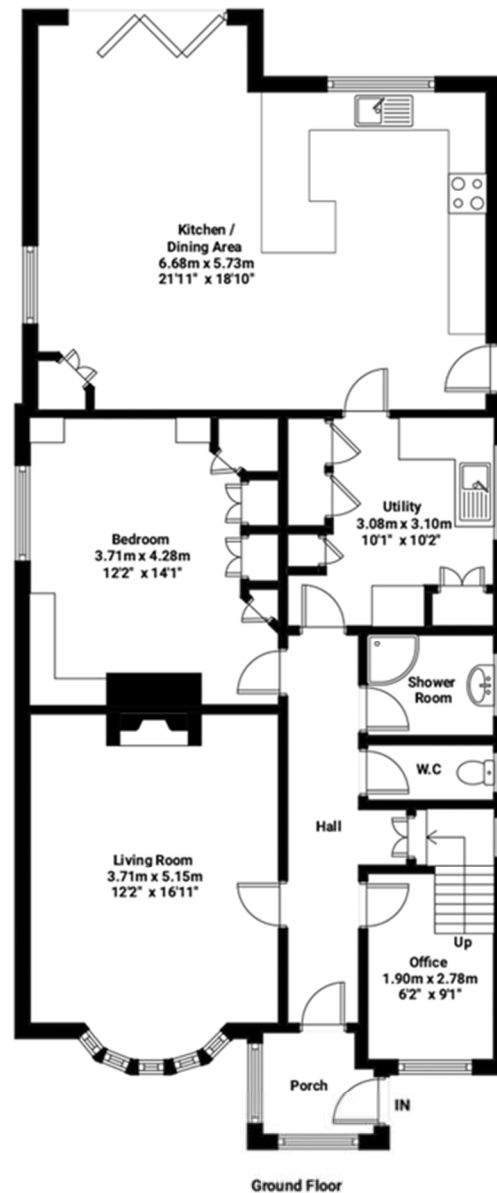
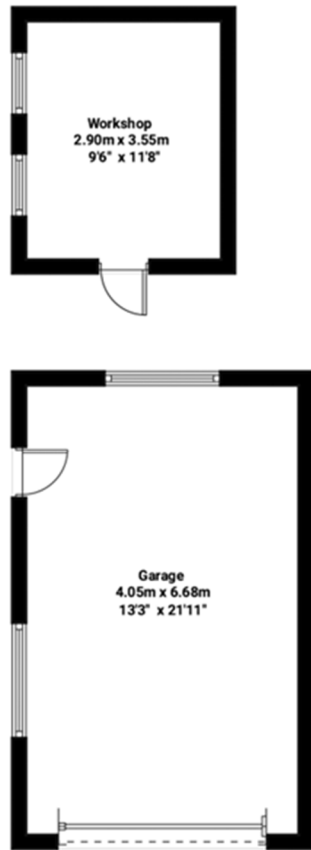
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TOTAL APPROXIMATE FLOOR AREA :
1892.9 sq ft (175.86 sq mt)
House : 1490.9 sq ft (138.51 sq mt)
Garage : 291.2 sq ft (27.05 sq mt)
Workshop : 110.8 sq ft (10.3 sq mt)



East Road, West Mersea

Illustration for identification purposes only. Measurements are approximate and not to scale.



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