



32 Firs Road, West Mersea

Minors & Brady



32 Firs Road

West Mersea, Colchester

A rare opportunity to secure a much-loved family home offering incredible space, flexibility and potential. Owned by the same family for an impressive 56 years, this substantial detached chalet provides over 2,600 sq ft of highly adaptable accommodation, making it ideal for multi-generational living, growing families or those seeking annexe-style space. With six bedrooms in total, including four on the ground floor and a self-contained annex area, the property effortlessly adapts to a wide variety of lifestyles and requirements. A generous driveway, extensive lawned gardens and versatile reception spaces further enhance its appeal, while the long-term ownership is a testament to both the home and its desirable West Mersea setting. Combining generous proportions, practical living and exceptional versatility, this is a property with the space to evolve alongside its next owners for many years to come.

- Substantial detached chalet residence extending to over 2,600 sq ft, offering exceptionally versatile accommodation suited to a wide range of lifestyles
- Cherished family home for an incredible 56 years, reflecting both the flexibility of the property and the enduring appeal of its sought-after West Mersea location
- Six-bedroom layout with four bedrooms positioned on the ground floor, providing excellent options for multi-generational living, guests or home working
- Self-contained annexe accommodation incorporating a bedroom, shower room and kitchen/dining area, ideal for dependent relatives, visiting guests or independent living arrangements
- Generous living room, spacious kitchen and bright sun room





32 Firs Road

West Mersea, Colchester

The Location

Situated on beautiful Mersea Island, West Mersea is one of Essex's most desirable coastal destinations, renowned for its maritime heritage, stunning waterfront scenery and relaxed island lifestyle. Located approximately nine miles south of Colchester, the town enjoys a unique setting surrounded by estuary waters, coastal landscapes and open skies, creating an atmosphere that feels far removed from the pace of everyday life whilst remaining easily accessible to the mainland.

West Mersea is perhaps best known for its rich fishing heritage and exceptional seafood, with the area holding a long-established reputation for producing some of the finest oysters in the country. The waterfront is lined with traditional boatyards, fishing vessels and independent seafood restaurants, creating an authentic coastal character that continues to attract visitors and residents alike.

The picturesque Victoria Esplanade provides a beautiful stretch of shoreline, famous for its colourful beach huts and far-reaching views across the water. Whether enjoying a peaceful walk along the coast, taking in spectacular sunsets or simply relaxing by the seafront, the setting offers a wonderful connection to the natural environment throughout the year.

For outdoor enthusiasts, West Mersea provides exceptional opportunities for sailing, paddleboarding, kayaking and a variety of other watersports.

Despite its tranquil atmosphere, the town is well served by a range of everyday amenities including shops, cafés, restaurants, public houses, schools and healthcare facilities.



M&B





32 Firs Road

West Mersea, Colchester

Firs Road, West Mersea

Owned and lovingly maintained by the same family for an incredible 56 years, this substantial detached chalet home offers a rare opportunity to acquire a property of genuine versatility, generous proportions and long-term family appeal. Extending to over 2,600 sq ft, the accommodation has evolved to suit changing family needs over the decades, resulting in a home that offers exceptional flexibility for multi-generational living, large families, visiting guests or those seeking annexe potential.

Set back from the road, the property is approached via a substantial driveway providing extensive off-road parking for numerous vehicles. The generous frontage immediately creates a sense of space, while the detached nature of the property ensures a wonderful feeling of independence and privacy.

Stepping inside, a welcoming entrance hall provides access to the principal accommodation. The layout has been thoughtfully arranged and offers far more flexibility than many traditional family homes. Positioned to the front is a generously proportioned living room, creating an inviting space for relaxation and everyday living. Its comfortable proportions allow ample room for both family gatherings and entertaining guests.



M&B





32 Firs Road

West Mersea, Colchester

At the centre of the home, the kitchen provides excellent workspace and storage, forming a practical hub for day-to-day life. The adjoining sun room creates a wonderful additional reception area, flooded with natural light and offering a pleasant connection to the gardens. Whether used for relaxing, hobbies, dining or simply enjoying the changing seasons, it adds valuable versatility to the overall accommodation.

The ground floor features an impressive level of bedroom accommodation, with **four bedrooms situated on this level alone**. These rooms offer flexibility to suit a wide variety of requirements, whether utilised as bedrooms, guest accommodation, home offices or hobby spaces. A family bathroom serves this part of the home, supported by useful storage and additional practical spaces throughout.

One of the property's most attractive features is the self-contained annexe-style accommodation positioned to one side of the property. Comprising its own kitchen/dining room, bedroom and shower room, this area offers outstanding potential for those seeking independent living arrangements for relatives, guests or older children. Equally, it could continue to provide highly adaptable ancillary accommodation subject to individual requirements.

The first floor continues the theme of generous and flexible living. Two further bedrooms provide substantial accommodation, creating a total of **six bedrooms overall**. A separate shower room serves the upper floor, while useful eaves storage enhances practicality and makes excellent use of the available space.



M&B





32 Firs Road

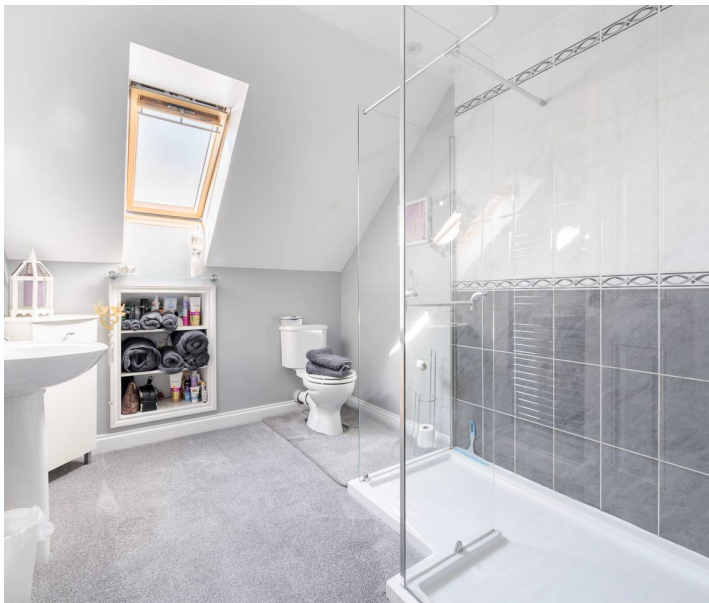
West Mersea, Colchester

Outside, the property occupies a generous plot with extensive lawned gardens providing plenty of room for children to play, gardening enthusiasts to enjoy or simply for relaxing outdoors. A hardstanding seating area offers an ideal space for outdoor dining, entertaining and making the most of the warmer months. The overall plot delivers a wonderful sense of openness whilst retaining privacy and functionality.

The property's longevity of ownership speaks volumes about both the home and its setting. Having remained within the same family for more than half a century, it is clear that this is a home capable of adapting through every stage of life.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

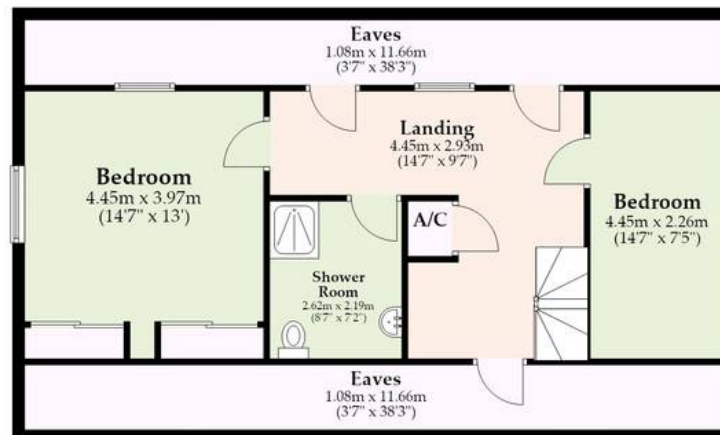
Ground Floor

Approx. 166.6 sq. metres (1793.5 sq. feet)



First Floor

Approx. 78.6 sq. metres (846.0 sq. feet)



Total area: approx. 245.2 sq. metres (2639.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

M&B

Dreaming of this home?

Let's make it a *reality*.



Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market

 burystedmunds@minorsandbrady.co.uk  01284 672200  2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk