



Dale Stephens Associates

6 Barfield Road, West Mersea, Essex, CO5 8QT

www.dalestephens.co.uk

Info@dalestephens.co.uk

01206 383175

ORCHID FIELD COURT, WEST MERSEA

£245,000



FIRST FLOOR FLAT

2 BEDROOMS

16'11 LOUNGE / DINER

KITCHEN

BATHROOM

EN SUITE

DOUBLE GLAZED

ELECTRIC HEATING

CAR PORT

BALCONY

PANORAMIC SEA VIEWS

A two bedroom first floor flat with panoramic sea views.



PROPERTY DETAILS

Communal entrance door with stairs to first floor. Door to entrance door to:

Entrance Hall

Loft access with ladder.

Loft

Boarded with power and light. Workbench.

Bedroom One 13'5 (narrowing to 9'6) x 10'5

Double glazed window to front with panoramic sea views. Range of wardrobes. Electric storage heater.

En suite

Shower cubicle. Wash hand basin with cupboard under. Close coupled w/c. Heated towel rail.

Bedroom Two 10'1 x 7'10

Double glazed window to rear. Electric storage heater.

Bathroom

Double glazed window to rear. Panelled bath with shower attachment and screen to side. Close coupled w/c. Tiled walls. Airing cupboard. Pedestal wash hand basin. Wall mounted electric heater.

Lounge / Diner 16'11 x 12'9

Double glazed patio door to balcony with panoramic sea views. Electric storage heater.

Kitchen 10'1 x 8'5

Double glazed window to rear. Range of fitted units. 1½ stainless steel sink. Plumbing for washing machine. Tiled floor. Electric hob. Electric oven. Extractor. Electric heater. Waste disposal unit.

Outside

Communal gardens. Car port.



The photographs are for guidance purposes only, any contents, fixtures and fittings shown are not included unless otherwise stated. Whilst we take every care with the accuracy of the measurements, they should be considered approximate. We have not tested any of the services or appliances. Prospective buyers should independently verify matters referred to in these particulars, and they do not constitute representations of fact or form part of any contract. We do not have any authority to make any representation, claim or warranty in relation to this property.