

MH

Mehalah Heights

SEAVIEW AVENUE | MERSEA

ROMAN
HOMES



ROMAN
HOMES

Saltmarsh House &
Sea Lavender House

Shown here from left-to-right.

There is nothing
like staying at
home for real
comfort. Jane Austen

Comprising just three outstanding new houses, this sensationally located collection offers a real sense of quality, character and exclusiveness. Located within one of Mersea Island's most sought-after avenues, it will be a remarkable development to call home – and you will be impressed from the very moment you arrive.

In a truly prime location within touching distance of the seafront and less than 10 miles from the beating heart of historic Colchester's bustling city centre, Mehalah Heights is where you can come home to peace, privacy and a very high standard of living.

Offering a well-planned balance of practicality and luxury – each of the homes offers a spacious light-filled kitchen and dining area – with a range of integrated appliances – a separate sitting room, a utility room, and a dedicated study. Upstairs a good sized master bedroom is complemented with a sleek en-suite shower room and a dressing area, and the other three double bedrooms are served by the stunning family bathroom suite.



1

Saltmarsh House

Detached Four Bedroom Home
Integrated Garage / Parking

2

Sea Lavender House

Detached Four Bedroom Home
Integrated Garage / Parking

3

Samphire House

Detached Four Bedroom Home
Integrated Garage / Parking

All housetype/plot sizes are approximate only. Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Consultant for further information. Ground levels and other variations are not shown. Hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details.

A premium collection of just three impressive homes that residents will be proud to call home for many years to come. **The combination of the westerly facing rear gardens, superb interior design, high-quality materials and expert craftsmanship will offer an exclusive retreat away from everyday life,** whilst being in touch enough for a range of superb amenities to be within easy reach.



Samphire House

Plot Three is Shown here.

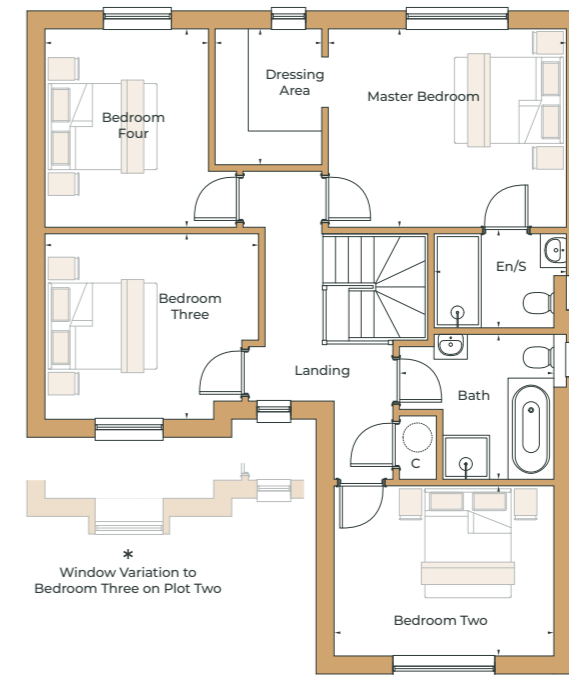
These homes will impress from first sight through to the finest detail. The stunning kitchen and dining area incorporates a stylish breakfast island, Neff branded appliances and an abundance of natural sunlight from the bi-folding doors and beautiful roof lantern. There is a separate living room that is perfect to unwind in, and you'll also find a downstairs cloakroom, a convenient utility room with external access and a handy study which could be used as a playroom or work-out room – kept cool by it's own glazed bi-folding doors. Upstairs, the spacious master bedroom boasts a dressing area and an elegantly-finished en-suite shower room, there are three further double bedrooms and a sleek family bathroom.

Ground Floor

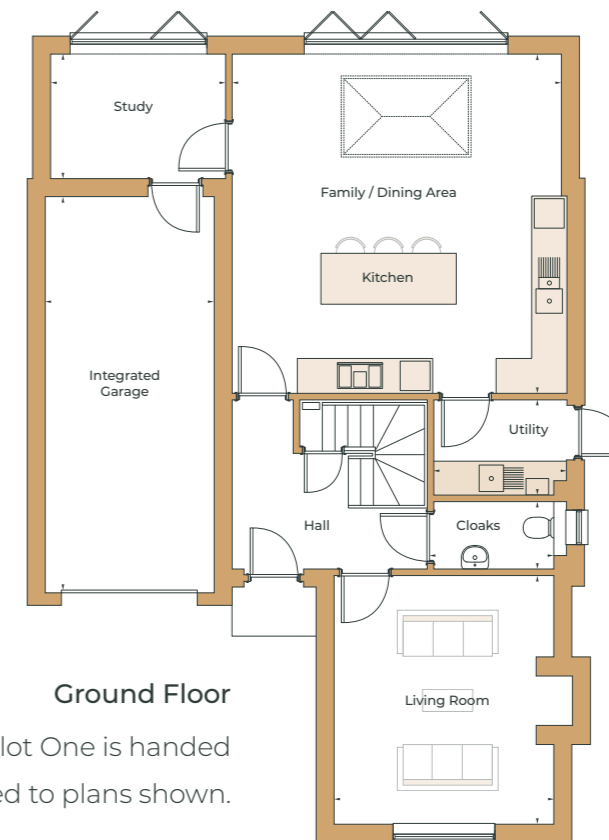
Kitchen / Dining	5.993m x 5.835m	19'8" x 19'2"
Utility Room	1.705m x 2.345m	5'7" x 7'8"
Living Room	4.400m x 3.900m	14'5" x 12'10"
Study / Office	3.135m x 2.200m	10'3" x 7'3"
Cloakroom	1.213m x 2.345m	4'0" x 7'8"
Integrated Garage	6.950m x 3.000m	22'10" x 9'10"

First Floor

Master Bedroom	4.232m x 3.528m	13'11" x 11'7"
Dressing Area	2.428m x 1.931m	8'0" x 6'4"
En-Suite	2.378m x 1.695m	7'10" x 5'7"
Bedroom Two	3.900m x 3.013m	12'10" x 9'11"
Bedroom Three	3.813m x 3.312m	12'6" x 10'10"
Bedroom Four	3.528m x 2.912m	11'7" x 9'7"
Bathroom	2.763m x 2.625m	9'1" x 8'7"



First Floor



Ground Floor

Please note. Plot One is handed compared to plans shown.

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. All dimensions and housetype/plot sizes are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

Specification

Kitchens & Utility Rooms –

- Stylish fully designed fitted kitchens
- Quartz work tops and matching up-stands
- Glass splash backs to hob
- Neff appliances throughout including gas hob, extractor hood, single oven, microwave oven and grill, integrated 50/50 frost free fridge/freezer and dishwasher
- Space for free standing washer/dryer in utility room
- Choice of luxury hard-wearing floor coverings

Bathrooms & En-Suites –

- High-quality white sanitaryware with complementary chrome taps and fittings
- Vanity units with all basins, rimless toilets with soft close seats
- Bathrooms and en-suites fully tiled
- Shower enclosures fitted with 2 way thermostatic control valves with rain head showers
- A choice of luxury hard-wearing floor coverings

Decoration & Finishes –

- Contemporary engineered panelled painted internal doors with chrome furniture
- White painted architraves, door frames and skirting
- Fully plastered flat and painted ceilings and walls
- A choice of luxury hard-wearing floor coverings in kitchen/dining area, bathrooms, hallway and cloaks
- A choice of carpets to living room, study, stairs and bedrooms

Plumbing & dual zone gas fired Heating –

- Underfloor heating to all ground floor areas
- Radiators in all first floor rooms
- Bathroom and en-suite to have chrome towel rails
- Log burner to Plots 1 & 3

Electrics –

- LED spot down lighters in kitchens, bathroom, hallway and en-suite – Pendant lights with low energy lamps to all other rooms
- Under cabinet lighting in kitchens
- Number of double power sockets installed throughout the homes with TV points to all main rooms
- Smoke detectors fitted in hallway and landing
- Dual smoke and heat detectors in kitchen
- Outside lighting to the front and rear
- Ethernet points provided
- Solar Panels
- 7kW Electric Vehicle charger

External Finishes –

- Traditional external brick-built finish with areas of monouche render and slate effect roof tiles
- White UPVC windows for low maintenance and longevity
- Glazed bi-folding doors to kitchen and study

Gardens & Outside –

- Patios and paths in an attractive porcelain slab paving
- Turfed rear gardens
- Landscaped front gardens
- Block paved driveways
- Outside water tap provided

Warranty –

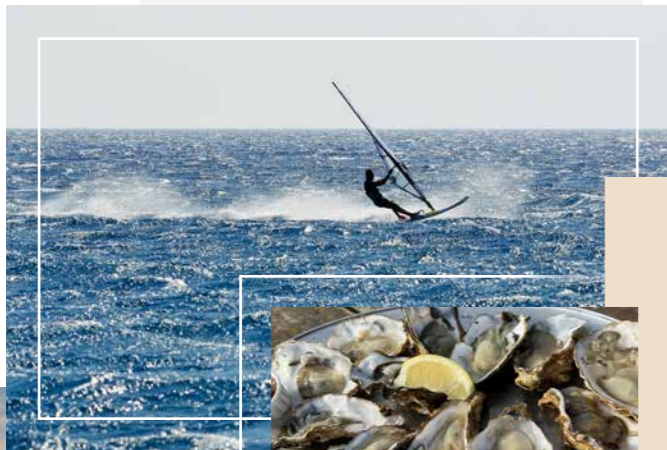


LABC for New Homes
www.labcwarranty.co.uk

When you buy a new build home from Roman Homes a 10 year building warranty is offered through LABC, one of the market leading warranty providers.



These are *beautiful homes to be enjoyed inside and out.*



*Enjoy
an island lifestyle*



Living by the Water.

Mehalah Heights will place you in the perfect position to enjoy all the benefits that this remarkable location has to offer. From the stunning seafront, patchwork fields and local wildlife – to charming independent pubs, famous eateries and excellent travel connections, you'll never be far from everything you need for an active, fulfilling lifestyle.

Known as one of Essex's best-kept secrets, Mersea Island is a sensational destination located nine miles south east of Colchester. Boasting beautiful scenery and rustic charm, it offers everything you'll need day-to-day – and there is plenty for all the family enjoy; from the very youngest members to those looking for peace and quiet.

Although just moments from some of the very best stretches of beach in this part of country, you'll find a good range of choice of convenience stores for essentials nearby – as well as a wealth of locally-loved pubs, restaurants and coffee shops. The Victory at Mersea, The Coast Inn, Waterfront Pizza and The Company Shed are all notable venues locally – all coming with superb reputations.

Parents will be pleased to note Mersea Island Primary School – enjoying excellent modern facilities – is within walking distance from home, and Colchester boasts several first rate primary and secondary schools, including some of the most sought-after selective schools in the country.

Approximately a 20-minute drive away, Colchester Royal Grammar School is well-known for its exceptional facilities, as are Colchester County High School for Girls, and St Mary's School for Girls, both of which provide outstanding education standards in prestigious settings.

In terms of an outdoor lifestyle, this very special coastal location is almost peerless. The vibrant sailing community is spoilt by the breathtaking local scenery – and keen running enthusiasts will be hugely spoilt by this location – with a popular Parkrun held every Saturday on the Island at Cudmore Grove Country Park. Other popular pastimes on this remarkable island include windsurfing and kitesurfing, walking, crabbing – and, of course – feasting on the fresh oysters for which the Island has been famous for for hundreds of years.

The unique and friendly atmosphere, quaint fishing community, superb amenities and glorious views across the Blackwater Estuary all combine to make Mersea an excellent choice to settle down to enjoy the style of life that only Island living can offer.



68-70 Seaview Avenue, West Mersea, Essex

In an excellent location, a few hundred metres from the majestic beachfront, Mehalah Heights is the perfect base to enjoy and explore this wonderful island – and also boasts easy access to nearby Colchester, the A12, A120 and A133. And with Colchester's superb links to the rail network within the region, residents can easily take advantage of excellent travel connections for both work and pleasure.

Local Highlights

Mersea Island School	1.2 Miles / 4 mins
Tesco Express	1.4 Miles / 5 mins
Victory at Mersea	1.7 Miles / 6 mins
The Coast Inn	1.8 Miles / 7 mins
The Company Shed	2 Miles / 8 mins
Mersea Island Vineyard	2.5 Miles / 10 mins

Destinations.

Colchester City Centre	8.5 Miles
Colchester North Station	10 Miles
Tollgate Shopping Park	11 Miles
Chelmsford	26.5 Miles
Ipswich	28.5 Miles
Stansted Airport	35 Miles

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