

BREATHTAKING
LANDSCAPES

BRIERLEY PADDOCKS WEST MERSEA

Four two-bedroom and two four-bedroom houses are available for Shared Ownership in West Mersea.

**35% shares available
from £136,500***

CHP are delighted to offer 6 stunning two and four bedroom shared ownership homes at Brierley Paddocks, West Mersea.

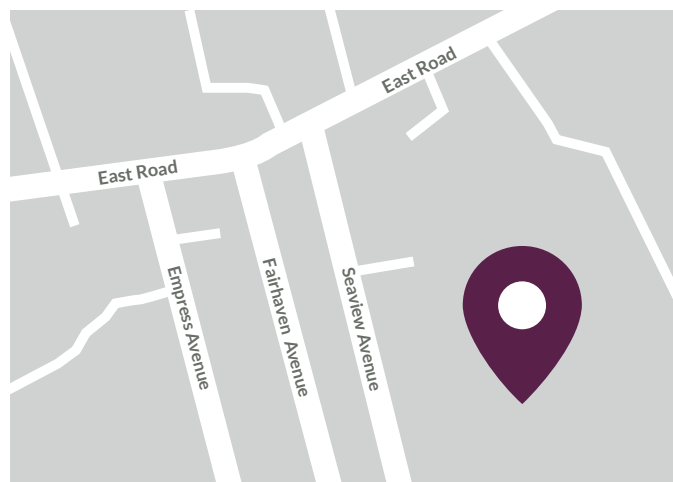
Brierley Paddocks is surrounded by natural beauty, rolling countryside and the beach just a five-minute walk away, yet within commutable distance from London.

The development is situated not far from the eclectic mix of independent boutiques, restaurants and bars, which includes popular establishments such as The Company Shed with its fresh, sumptuous seafood dishes, as well as The Oyster Bar, which serves seafood lunches on its waterside terrace. From the artistic collective of writers, painters, photographers and potters to the network of fishermen who have been here all their life; Mersea Island has community spirit at its heart. Less than a mile from home you can find the local primary school, The Plough pub and restaurant, a family run butchers and Tesco Express.

Property features include:

- Fully fitted kitchen with integrated appliances
- Flooring throughout
- Neutral décor
- UPVC windows
- 2 x Parking bays
- Turf to rear garden complete with garden shed
- Q Assure 10 year warranty
- Gas central heating
- EV charging infrastructure
- Fibre to the premises. Broadband packages provided by Grain Connect

Property Location: **CO5 8FN**



*Share percentage stated refers to purchasing a 35% share of a two-bedroom semi-detached house with a full market of £390,000. Shared Ownership eligibility and affordability criteria apply. Minimum (35%) and maximum (75%) share values apply, and rent is payable on the unsold share. Please speak to a member of our Sales Team for more details. Images are indicative and for illustrative purposes only. Prices are subject to change.

We wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets and furnishings. The photos displayed are as a general guide only. It is the responsibility of a buyer's solicitor to act in their client's best interests to verify any information provided by the seller.

* Please note that the pictures illustrate the current build status or are CGI images



0300 555 0500



sales@chp.org.uk



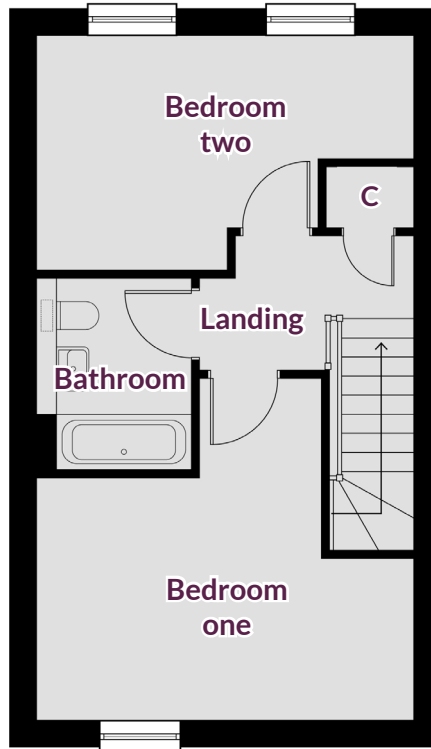
chp.org.uk

2 BEDROOM HOUSE – SEMI-DETACHED HOME

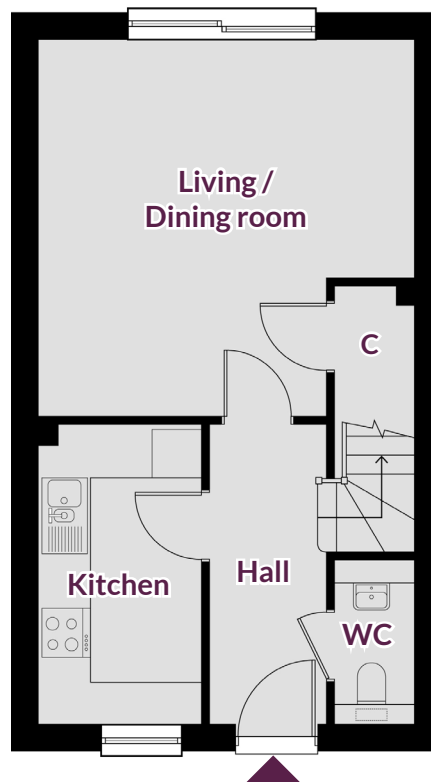
Plots 30, 31, 32 & 33 **79m²** | £390,000

Minimum 35% share = £136,500

First floor



Ground floor



C - Cupboard

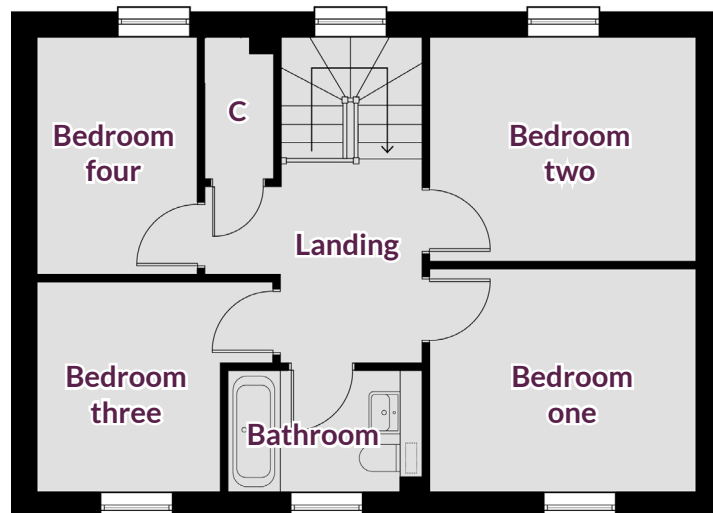
We wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and fittings. Room sizes should not be relied upon for carpets and furnishings.

4 BEDROOM HOUSE – SEMI-DETACHED HOME

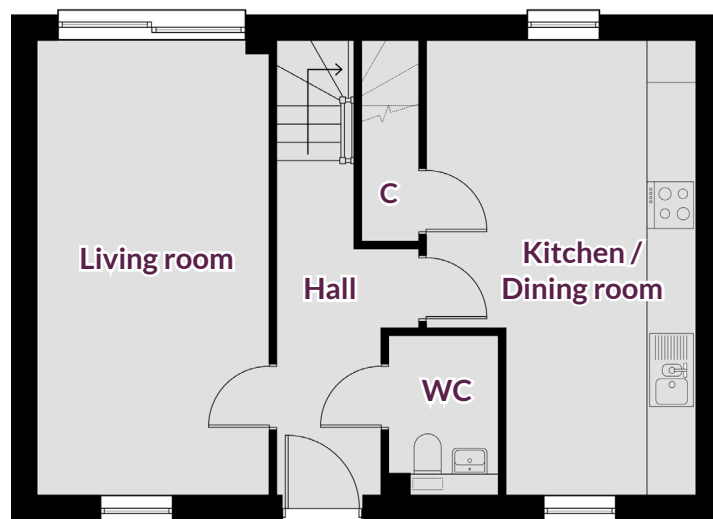
Plots 23 & 29 **122m²** | **£525,000**

Minimum 35% share = £183,750

First floor



Ground floor



C - Cupboard

We wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and fittings. Room sizes should not be relied upon for carpets and furnishings.