



GAME ESTATES

PROPERTY SALES & LETTINGS

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The Boat House
21 Beach Road
West Mersea
Essex
CO5 8AD

Guide Price £1,000,000



With direct access to the beach from its private boat house, The Boat House offers unparalleled convenience for water enthusiasts. Imagine stepping directly onto the sandy shores of West Mersea, just a few feet from your doorstep. But it's not just the access that sets this property apart – it's the panoramic views of the coastline that truly steals the show. Whether you're admiring the sunrise with your morning coffee or basking in the golden hues of sunset, every moment is framed by the breathtaking beauty of the sea. Step onto the raised garden directly on the beachfront, or retreat to the fully glazed conservatory to immerse yourself in the landscape. The open-plan lounge area seamlessly merges with the conservatory, bringing the outside in and creating a sense of boundless space and freedom. For those who appreciate the finer things in life, The Boat House offers the ultimate entertaining experience. Whether you're hosting a gathering of friends or simply enjoying a quiet evening with loved ones, this property provides the perfect backdrop for unforgettable moments. If you're part of the boating fraternity or simply seeking the epitome of coastal luxury, The Boat House is the only property you'll ever need. Don't miss out on this extraordinary opportunity to make your seaside dreams a reality.

Due to a great deal of interest this property is being sold using a sealed bid method.

The deadline for all offers is mid-day Monday 15th July 2024

**A unique, one-off property located directly onto
the beach**

Double Garage & Boathouse

**Three floors with balconies and
panoramic sea views**

Development potential stp

Built 1998

Four bedrooms

Gas central heating

**Large lounge, kitchen, utility & dining room,
ground floor cloakroom, family bathroom,
en-suite bathroom**

Off road parking

No onward chain

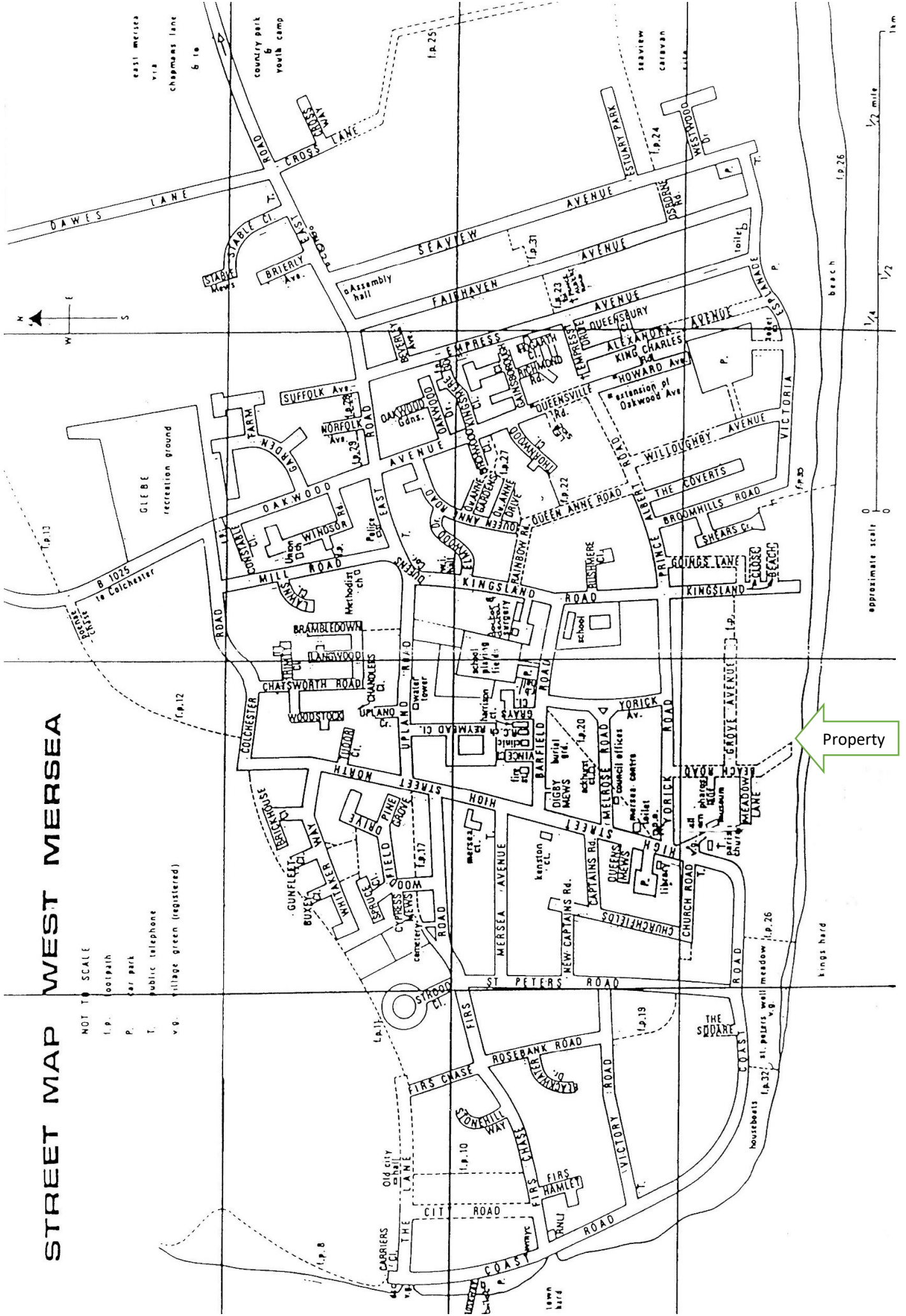
- Hall: 14' 1" x 5' 4" (4.29m x 1.63m)
Entrance door, radiator, stairs to first floor.
- Lounge: 31' 9" x 19' 8" (9.68m x 5.99m)
`L shaped` two patio doors to front aspect with panoramic views, one leading to conservatory, three radiators, double opening casement doors to rear courtyard. Two double opening doors to front hallway.
- Conservatory: 20' 0" x 7' 9" (6.10m x 2.36m)
Of glazed construction, tiled floor, panoramic views, double opening casement doors to decking.
- Dining Room: 14' 3" x 10' 9" (4.34m x 3.28m)
Windows to side and front aspects with sea views, radiator, door to hall and kitchen.
- Kitchen: 10' 6" x 9' 9" (3.20m x 2.97m)
Work surfaces with inset stainless steel sink with mixer tap, drawers and cupboards under, extractor, new oven with extractor hood over, washing machine, American fridge freezer, gas boiler (4 years old), wooden floor, two windows to rear aspect, eye level cabinets, door to utility room.
- Utility Room: 5' 5" x 10' 5" (1.65m x 3.17m)
Roll top work surface with inset stainless steel sink with mixer tap, drawers and cupboards under, gas boiler (4 years old), radiator, wooden flooring, door to garage, part glazed door to side aspect, window to rear aspect.
- Cloakroom: 6' 5" x 6' 9" (1.96m x 2.06m)
Close coupled w.c, pedestal wash basin, obscure window to rear aspect, radiator.
- First floor Landing: 15' 6" x 5' 5" (4.72m x 1.65m)
Radiator, doors to:
 - Bedroom 1: 14' 6" x 13' 1" (4.42m x 3.99m)
Double casement doors to hall, double wardrobe x 2, door to ensuite.
 - En-Suite: 6' 3" x 10' 10" (1.91m x 3.30m)
Bath with mixer tap shower, wash basin on vanity unit with mixer tap, close coupled WC, obscure window to rear aspect, enclosed shower.
 - Bedroom 2: 14' 6" x 10' 8" (4.42m x 3.25m)
Double opening casement doors to balcony with panoramic sea views, window to the front, radiator, double wardrobe, cupboard with immersion tank. (13'6" x 5'1").

- Bedroom 3: 10' 10" x 12' 0" (3.30m x 3.66m)
Window to side aspect, double wardrobe, cupboard with loft access.
- Bathroom: 9' 5" x 6' 1" (2.87m x 1.85m)
Bath shower attached, pedestal wash basin, closed coupled WC, radiator, obscure window to the side, extractor, enclosed shower, part tiled.
- Stairs to 2nd floor
Spindle balustrade, Velux window
- Bedroom 4: 21' 8" x 13' 1" (6.60m x 3.99m)
Balcony with panoramic sea views, two radiators, eves storage.
- Double Garage: 17' 11" x 15' 15" (5.46m x 4.95m)
Part obscured glazed door to rear aspect, electric door.
- Rear Garden
Courtyard, brick retaining wall
- Boathouse
18' 1" x 28' 1" (5.51m x 8.56m)
Steps down, double sliding doors to beach, part glazed entrance door, power and light connected.
- Sceptic tank with digester system
- Council Tax Band: F

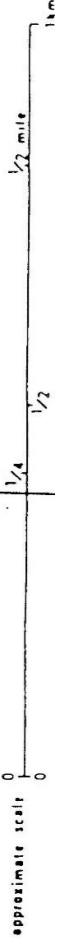
STREET MAP WEST MERSEA

NOT TO SCALE

- I.P. footpath
- P. car park
- T. public telephone
- v.g. village green (registered)



Property



Energy performance certificate (EPC)

21, Beach Road West Mersea COLCHESTER CO5 8AD	Energy rating D	Valid until: 9 October 2028
		Certificate number: 0818-3975-7250-6108-7924

Property type **Detached house**

Total floor area **191 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



