



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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61 Seaview Avenue

West Mersea

Essex

CO5 8BY

£675,000



Meticulous renovation

Three double bedrooms

Detached double Garage

Close to Beach

Viewing Essential

Driveway with parking for several vehicles

Spectacular Kitchen Diner

Show home Finish

A mix of modern and character fittings

Chain Free

Game Estates is thrilled to present this stunning property on Seaview Avenue, a home that combines traditional charm with modern luxury. Having undergone a meticulous renovation to the highest standards, this impressive residence is ready to move straight into and showcases exceptional attention to detail throughout. From the moment you arrive, the property's grandeur is evident. The traditional bay fronted exterior, complemented by a spacious landscaped driveway that can accommodate multiple cars, along with a stately five-bar gate and a newly built garage, exudes curb appeal. However, the true highlight of this home is the exquisite, brand-new kitchen diner. Featuring bi-fold doors that open to the rear garden and an architectural roof light, this space is bathed in natural light, seamlessly blending the indoors with the outdoors. Seaview Avenue, one of West Mersea most sought-after locations, that offers a picturesque, tree-lined setting just a short stroll from the beach. This prime location, coupled with the home's superior craftsmanship and stylish finishes, makes it must-see.

Entrance hall

Covered entrance with impressive entrance door, stairs to first floor, wooden floor, radiator, doors to:

Sitting room: 12' 11" x 13' 11" (3.94m x 4.24m)

Window to side aspect, radiator, opening to lounge., new carpet.

Lounge: 13' 11" x 12' 11" (4.24m x 3.94m)

Square bay window to front aspect, radiator, new carpet.

Kitchen/breakfast room: 21' 10" x 11' 11" (6.65m x 3.63m)

Leading from the hallway your greeted by a wooden floor and a large area ideally suited for a dining table or relaxing sofas, opening into the impressive kitchen with Bifold doors leading onto the un-overlooked rear garden, the modern kitchen is brought to life by the addition of a architectural roof light, integral fridge, freezer and dishwasher, Butler sink with mixer tap, drawers and cupboards under, tiled splashback, Beling double range gas cooker, extractor over, tiled floor, radiator, eye level cabinets, window to rear garden, door to utility room.

Utility Room: 5' 6" x 11' 8" (1.68m x 3.56m)

Roll top work surface with Inset stainless sink with mixer tap, cupboards under, radiator, tiled floor, space for washing machine, door to inner lobby.

Lobby: 9' 11" x 4' 6" (3.02m x 1.37m)

Gas Boiler, part glazed door to the rear garden, door to shower room.

Shower Room: 8' 7" x 3' 9" (2.62m x 1.14m)

White suite comprising Mosaic tiled floor, wash basin on vanity unit with mixer tap, closed coupled WC, walk in shower, wall mounted heated towel rail, obscure window to the side, extractor.

First Floor Landing: 19' 0" x 5' 7" (5.79m x 1.70m)

Timber balustrade to stairwell, loft access, cupboard housing pressurised cylinder, doors to:

Bedroom 1: 11' 8" x 11' 8" (3.56m x 3.56m)

Bay window to the front aspect, radiator, door to en-suite, new carpet.

En-Suite: 7' 9" x 5' 7" (2.36m x 1.70m)

White suite comprising circular bowl on vanity with mixer tap, closed coupled WC, walk in shower, wall mounted heated towel rail, obscure window to rear aspect, tiled floor.

Bedroom 2: 11' 10" x 9' 11" (3.61m x 3.02m)

Window to rear with distant sea views, radiator, new carpet

Bedroom 3: 11' 8" x 11' 3" (3.56m x 3.43m)

Window to side aspect, radiator, new carpet.

Family Bathroom: 7' 6" x 7' 5" (2.29m x 2.26m)

White suite comprising stand-alone bath with mixer tap shower attachment, wash basin on vanity unit with mixer tap, closed coupled WC, wall mounted heated towel rail, tiled floor, obscure window to the rear.

Double Garage: 24' 3" x 15' 5" (7.39m x 4.70m)

Electric door, loft storage, part glazed door to side aspect.

Rear Garden: 54' 6" x 41' 2" (16.61m x 12.55m)

Un-overlooked, timber fencing to boundaries, laid to lawn, gravel storage area behind the garage.

Side Garden: 21' 8" x 14' 2" (6.60m x 4.32m)

Gravel driveway with five bar timber gate leading to the garage.

Front Garden: 49' 0" x 38' 10" (14.94m x 11.84m)

Gravel drive, flower beds, paved path leading to entrance door.



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