



# GAME ESTATES

## PROPERTY SALES & LETTINGS

01206 384810

[WWW.GAME-ESTATES.CO.UK](http://WWW.GAME-ESTATES.CO.UK)

01621 869986

55 St Peters Road  
West Mersea  
Essex  
CO5 8LN

Offers in  
Excess of  
£500,000



- ANCHORAGE AREA
- DETACHED BUNGALOW
- THREE BEDROOMS
- 102' UN-OVERLOOKED WEST FACING GARDEN
- GARDEN STUDIO/OFFICE
- LARGE BEACH HUT SHED
- GARAGE & DRIVEWAY
- EN-SUITE TO MASTER
- SHOWER ROOM & CLOAKROOM
- THREE RECEPTIONS
- EXTENSION POTENTIAL STP
- CHAIN FREE

Game Estates are delighted to bring to market this fantastic opportunity set in the highly desirable Anchorage area of West Mersea—an ideal location for boating enthusiasts and those seeking a laid-back coastal lifestyle, with the waterfront and moorings just a short walk away. This well-positioned home offers incredible potential, with a flexible layout ready for someone to make their own. At the heart of the property is a **bright and expansive lounge**, offering plenty of room for family living and entertaining, with natural light pouring in to create a warm and welcoming space. The kitchen/diner is generous in size and perfect for everyday family life, while the three well-proportioned bedrooms offer comfortable accommodation. There's also fantastic scope to modernise or extend, subject to planning, and the **garage** provides valuable additional space for storage, hobbies, or potential conversion. A standout feature of the property is the **large, mature rear garden**, offering space, privacy, and versatility. Whether you want to create an outdoor entertaining area, a play space for children, or a peaceful retreat, the garden delivers. At the far end, there's a **detached outbuilding with power**, currently used as a music room. This space is ideal as a **home office, studio, gym, or even a garden bar**—a brilliant bonus for modern lifestyles.

Entrance Hall

Radiator, doors to bedrooms one and two, shower room and study

Bedroom 1

13' 5" x 11' 0" (4.09m x 3.35m)

Bay window to front aspect, fitted mirrored four door wardrobe, radiator, door to en-suite

En-suite

7' 10" x 7' 3" (2.39m x 2.21m)

White suite comprising bath with mixer tap shower attachment, wash basin in vanity unit with storage under, close coupled w.c, radiator, obscure window to side aspect, immersion cupboard.

Bedroom 2

11' 1" x 10' 11" (3.38m x 3.33m)

Bay window to front aspect, radiator.

Shower room

11' 1" x 5' 1" (3.38m x 1.55m)

Enclosed shower cubicle, close coupled w.c, wash basin in vanity top with cupboards under, part tiled to walls, wall mounted heated towel rail, obscure window to side aspect.

Bedroom 3

11' 8" x 8' 0" (3.56m x 2.44m)

Window to side aspect, radiator.

Study

10' 10" x 9' 1" (3.30m x 2.77m)

Door to bedroom 3 and dining room

Dining Room

12' 9" x 10' 9" (3.89m x 3.28m)

Patio doors to side aspect to conservatory, door to lounge.

Kitchen

17' 8" x 7' 7" (5.38m x 2.31m)

Range of work surfaces with two inset stainless-steel sinks with mixer taps, drawers and cupboards under, windows to rear and side aspects, fitted oven, inset hob, spaces for washing machine and fridge/freezer, larder cupboard, door to lobby.

Lobby

3' 5" x 2' 11" (1.04m x 0.89m)

Part obscure glazed door to side aspect, door to cloakroom.

Cloakroom

3' 8" x 2' 11" (1.12m x 0.89m)

Low level w.c, half tiled to walls, obscure window to rear aspect.

Conservatory

10' 11" x 5' 7" (3.33m x 1.70m)

Of timber and glazed construction, double opening doors to side aspect, patio doors to dining room.

Lounge

19' 1" x 15' 8" (5.82m x 4.78m)

Patio doors to rear garden, windows to front and side aspects, two radiators.

Front Garden

Driveway with parking for 4 vehicles.

Garage

15' 10" x 8' 0" (4.83m x 2.44m)

Up and over door, personal door to rear, loft storage, water tap, power connected, gas boiler

Rear Garden

102' 0" x 37' 4" (31.09m x 11.38m)

West facing, un-overlooked, paved patio, mature trees and shrubs, lawn, timber shed, beach hut, gate to front aspect.

Garden studio/Office

Of timber construction, fully insulated, fuse box, double opening casement doors, windows to garden.

Council Tax Band: D

Water meter fitted: yes

EPC rating: E

Agents note

This property is owned by a member of staff





