



GAME ESTATES

PROPERTY SALES & LETTINGS

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6 The Square
Coast Road
West Mersea
CO5 8LG

£500,000



- Two bedroom detached property
- Popular location close to the beach
- Quirky property
- Driveway
- No onward chain
- Front, side and rear gardens
- Wooden outbuilding
- Vintage wheeled caravan used for extra accommodation
- Ground Floor Shower Room

A fantastic opportunity to own a unique and quirky detached house just a few hundred yards from the beach. This property boasts front, side, and rear gardens perfect for enjoying the seaside location. Needing some updating, this charming home offers potential for personal touch. In addition to the main house, there is a vintage wheeled caravan on the property providing extra accommodation, as well as a wooden outbuilding for storage or workspace. With gas central heating and three reception rooms, this property offers both comfort and character. Conveniently located close to the beach, residents can enjoy easy access to the sand and sea. The property also benefits from a driveway suitable for parking up to three cars, a luxury in this sought-after area. Perfectly situated within walking distance to the island centre, waterfront, and a variety of restaurants, this home offers all the amenities one could desire. The two double bedrooms, along with a shower room and additional bathroom, provide ample living space for comfortable island living. Don't miss out on this wonderful opportunity to own a unique property in a fantastic location. Contact us to schedule a viewing today and envision the potential of this delightful seaside residence.

Entrance hall/Sitting Room: 14' 6" x 10' 8" (4.42m x 3.25m)

Entrance door, stairs to first floor, tiled floor, window to front aspect, doors to lounge, kitchen & lobby.

Lobby

Window to front aspect, radiator, door to shower room.

Shower room: 7' 4" x 4' 6" (2.24m x 1.37m)

White suite comprising wall in shower, close coupled w.c, pedestal wash basin with mixer tap, wall mounted heated towel rail, obscure window to front aspect, loft access (unchecked).

Lounge: 17' 11" x 10' 10" (5.46m x 3.30m)

Window to rear aspect, patio doors to front aspect, wooden floor, radiator.

Kitchen/diner: 13' 3" x 9' 11" (4.04m x 3.02m)

Country style, wooden work surfaces with double Butler sink, range cooker, spaces for fridge and washing machine, wooden floor, opening to sunroom, window to rear aspect.

Sunroom: 10' 10" x 5' 3" (3.30m x 1.60m)

Windows to rear and side gardens, part glazed door to side aspect, wooden floor.

Bedroom 1: 11' 8" x 11' 3" (3.56m x 3.43m)

Window to rear and two windows to side aspect, wooden floor, eves storage, radiator.

Bedroom 2: 14' 11" x 8' 10" (4.55m x 2.69m)

Window to rear, wooden floor, eves storage, radiator.

Family Bathroom: 7' 11" x 6' 7" (2.41m x 2.01m)

White suite comprising panel bath with mixer tap, pedestal wash basin, close coupled w.c, fully tiled, immersion cupboard, wooden floor, radiator, obscure window to rear aspect.

Front Garden

Patio area with gravel and mature trees and shrubs, garden to front and side, shared access path leading towards the beach.

Rear Garden

Laid to lawn, mature trees and hedges, further patio area, vintage wheeled caravan previously used for extra accommodation, timber outbuilding, fencing and gate to gravel driveway, brick shed.

Council tax band: D

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

WEST MERSEA

NOT TO SCALE

1.9. (continued)

p. car pack

Public telephone

v.g. village green (registered)

610
chapters lane
via
east meadows

country park
youth camp
9

firs chase
 canyon
 site

CARRIERS

[illegible]

kings hard

1. p. 26

approximate scale

 $\frac{1}{4}$

1/2 mile

3

