



GAME ESTATES

PROPERTY SALES & LETTINGS

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23 Church Road
West Mersea
Essex
CO5 8QH

£525,000



- Detached 3/4 bedroom property
- 3 Reception rooms
- 2 shower rooms
- Driveway
- Distant sea views from first floor
- Double length Garage
- Chain Free
- Un-overlooked south facing rear garden

Introducing this charming detached three/four bedroom house, located close to the island centre. This property offers fantastic potential, with the opportunity to put your stamp on it as it requires some modernisation.

The house boasts 2 shower rooms, a drive for 2/3 cars, and a double length garage, ensuring there is plenty of space for your vehicles and guests. The un-overlooked south facing rear garden with a summerhouse is perfect for relaxing and enjoying the summer sun.

Upstairs, you can enjoy distant sea views from the first floor, adding a touch of tranquillity to your everyday life. The three reception rooms provide versatile living spaces that can be used to suit your lifestyle.

Conveniently located close to the island centre and beach, you have easy access to a range of amenities and leisure activities. Whether you enjoy spending time by the sea or exploring the local shops and cafes, this property offers an ideal balance of tranquillity and convenience.

Don't miss out on the opportunity to make this house your home. Book a viewing today and imagine the possibilities that await you in this idyllic seaside location.

Porch: 8' 3" x 4' 7" (2.51m x 1.40m)

Glazed entrance door, window to the front and side, entrance door to the hall.

Hallway: 8' 11" x 5' 9" (2.72m x 1.75m)

Door to passage way, radiator, understairs cupboard.

Shower room: 9' 1" x 5' 6" (2.77m x 1.68m)

Close coupled WC, walk in shower, obscure window to the rear, radiator, wash basin on a vanity unit, immersion cupboard, tiled floor.

Lounge: 23' 8" x 13' 11" (7.21m x 4.24m)

Window to rear garden, wooden flooring, door to the hallway and kitchen.

Kitchen: 17' 4" x 8' 8" (5.28m x 2.64m)

Window to the rear, part glazed door to the rear conservatory, radiator, inset sink with mixer tap, obscure door to the utility room, wooden flooring, work surfaces with drawers and cupboards under, range cooker.

Utility Room: 7' 6" x 3' 5" (2.29m x 1.04m)

Window and part glazed door to the side, window to the rear, plumbing for washing machine.

Conservatory: 16' 6" x 9' 12" (5.03m x 3.05m)

Of timber and brick construction, door to the side, double casement doors to the rear, tiled floor

Snug: 11' 9" x 11' 0" (3.58m x 3.35m)

Window to the side, gas fire with back boiler, door to the stairs, sliding door to the hall.

Bedroom 4: 10' 0" x 12' 1" (3.05m x 3.68m)

Window to the front, wooden flooring, cupboard, radiator, door to the stairs, tiled fireplace.

Stairs and Landing

Window to side, loft access (unchecked)

Lobby: 9' 2" x 7' 9" (2.79m x 2.36m)

Window to the front, obscure sliding door to the landing, door to shower

Bedroom 1: 13' 7" x 13' 4" (4.14m x 4.06m)

Wooden flooring, double casement doors to the rear opening onto the flat roof with distant sea views, window to the front.

Bedroom 2: 11' 0" x 12' 2" (3.35m x 3.71m)

Window to the rear, distant sea views, radiator, Victorianna Fireplace and 2 fitted wardrobes.

Bedroom 3: 12' 2" x 10' 0" (3.71m x 3.05m)

Window to the front, wooden flooring, radiator, fitted wardrobe and cupboard.

Shower room: 8' 5" x 4' 11" (2.57m x 1.50m)

Enclosed Shower, pedestal wash basin, obscure window to the rear, storage cupboard, towel rail.

Driveway

Off road parking for 3 vehicles

Garage: 9' 8" x 28' 7" (2.95m x 8.71m)

Double length, part glazed folding doors, fuse box, door to the garden.

Rear Garden

Side passage from rear to the front, laid to lawn, mature trees and shrubs, paved area, two sheds, summerhouse, un-overlooked south facing.

Council Tax Band: E

AWAITING EPC & FLOORPLAN

