



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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54 East Road  
West Mersea  
Essex  
CO5 8HA

£599,950



- **Detached Four-bedroom Bungalow**
- **Desirable secluded corner plot 115' x 86'**
- **NO-ONWARD CHAIN**
- **Two Reception Rooms**
- **Driveway with Detached double Garages**
- **Newly decorated throughout**
- **Master Bedroom with En-Suite**
- **Viewing Essential to appreciate the scope to create a beautiful Family Home,**
- **Two new bathrooms, Two Reception Rooms**
- **Fantastic Curb Appeal**
- **New oil Boiler**

Game Estates are delighted to present this spacious and beautifully positioned four-bedroom bungalow, set on a generous and highly sought-after corner plot at the junction of East Road and Fairhaven Avenue. Ideally located, the property enjoys a straight and easy walk to the beach, making it perfect for coastal living.

Set well back from the road, the bungalow benefits from a walled front garden with mature, natural borders, offering a high degree of privacy and an attractive first impression. The property sits proudly within its plot, creating a sense of space both inside and out.

- Entrance Porch 5' 9" x 5' 4" (1.75m x 1.63m) As you enter the Front door you first walk into the Porch area, which is separate to the main hallway. Glazed internal door with side lights to entrance hall, radiator, carpet flooring.
- Hallway Leading on from the Entrance Porch you enter the spacious Hallway at its narrowest it is 3.4 feet but widens to 8.1 feet, with a double storage cupboard for coats and boots and all your essentials you wish to hide away, airing cupboard housing the hot water tank, double recessed cupboard with plumbing for washing machine and shelving for linen. carpet flooring, radiator, decorative shelving alcove.
- Lounge 17' 9" x 16' 9" (5.41m x 5.11m) This large triple aspect lounge is flooded with natural light and patio doors leading to the patio area. Double glazed window to front aspect, 2 decorative stained glass round windows either side of the brick-built fireplace with tiled hearth and mantle, TV point, wall and ceiling lights, radiator, carpet flooring.
- Kitchen / Breakfast Room 15' 8" x 9' 9" (4.78m x 2.97m) Double glazed window and door to rear aspect, double glazed window and 2 decorative round-stained glass windows to side aspect, wide range of white kitchen units, white 2 bowl sink and drainer units with mixer tap, space for electric oven, space and plumbing for slimline dishwasher, space for fridge, radiator, cupboard housing oil boiler (1 Year old) radiator, vinyl flooring.
- Dining Room The dining room is situated at the front of the property close to the kitchen, with double glazed window to front aspect, radiator, wall and ceiling lights, carpet flooring.
- Master Bedroom This double bedroom sits at the rear of the property, with its own En-Suite. Double glazed window to rear aspect, radiator, carpet flooring. En-suite 5' 7" x 5' 7" (1.70m x 1.70m) Double glazed obscure window to rear aspect, shower cubicle, low level w/c, pedestal wash hand basin, radiator, extractor fan, fully tiled walls, carpet flooring.
- Bedroom Two 12' x 10' 9" (3.66m x 3.28m) Double Bedroom with double glazed window to front aspect, double built in wardrobe with storage above, radiator, wall lights, carpet flooring.
- Bedroom Three 12' x 10' 9" (3.66m x 3.28m) Double Bedroom with double glazed window to front aspect, radiator, wall and ceiling lights, carpet flooring.
- Bedroom 4/study 10' 2" x 7' (3.10m x 2.13m) Double glazed window to rear aspect, sliding patio doors to side on to the rear patio area, TV point, radiator, carpet flooring.
- Family Bathroom 7' 9" x 5' 5" (2.36m x 1.65m) Obscure double-glazed window to rear aspect, panel bath, vanity wash hand basin with storage underneath, low level w/c, radiator, part tiled walls, carpet flooring.
- Garage 20' 8" x 18' 3" (6.30m x 5.56m) Detached double garage with 1 electric and 1 manual up and over doors to front, door to side and window to rear, the garage is separated by a wall with an internal connecting door. Power and light provided.
- Plot and Gardens 115' x 86' (35.05m x 26.21m) The property sits at an angle on this large corner plot measuring 115' x 86' (approx.)

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.

**Ground Floor**  
Approx. 158.9 sq. metres (1721.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	
Address: East Road, west mersea		

