



GAME ESTATES

PROPERTY SALES & LETTINGS

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10 Grove Avenue
West Mersea
Essex
CO5 8AE

£1,600,000



Nestled in an enviable beachfront location with private access to the shoreline, this exceptional detached house presents a rare opportunity to own a coastal haven. Boasting panoramic sea views, the property is perfectly positioned for those seeking tranquillity and exclusivity, while still being within easy reach of local amenities. Set within 0.7 acres of beautifully maintained grounds, this residence is designed for both luxurious living and entertaining. An impressive tennis court invites lively matches in a stunning setting, while the grounds also house a charming gate house garage as well as a further garage, offering plentiful parking and storage solutions. Step inside to discover three elegantly appointed double bedrooms, including a stunning master suite that enjoys direct balcony access – the ideal spot for morning coffee overlooking the sea. The property is served by a well-appointed bathroom and an additional shower room, ensuring convenience for both residents and guests alike. Living spaces are generous and versatile, comprising three inviting reception rooms that flow seamlessly, perfect for both relaxed family living and formal entertaining. A rare feature is the presence of two kitchens, providing ultimate flexibility for hosting or accommodating multi-generational living. With direct, private access to the expansive beach just moments from your door, this residence offers a unique blend of luxury, privacy, and natural beauty. Rarely does a property of this calibre and location become available.

Rare opportunity to own a coastal haven

**Master bedroom with balcony offering
panoramic sea views**

Private access to the beach

Fantastic sea views

Three double bedrooms

Two kitchens

Three reception rooms

Gate house garage & further garage

Tennis Court

Extensive gardens

No onward chain

Entrance Porch

10' 7" x 5' 3" (3.23m x 1.60m)

Of brick and glazed construction, tiled floor, double opening casement doors to entrance hall.

Entrance Hall

12' 7" x 11' 0" (3.84m x 3.35m)

Stairs to first floor, under stair cupboard, recessed cloaks cupboard, radiator, doors to front kitchen & lounge

Front Kitchen

11' 11" x 11' 7" (3.63m x 3.53m)

Range of work surfaces with inset sink with mixer tap, drawers and cupboards under, fitted double oven, induction hob, integral fridge and freezer, windows to front and side aspects, larder cupboard with obscure window, (6'3 x 2'8), glazed door to lean-to

Lean-to

8' 3" x 3' 11" (2.51m x 1.19m)

Of timber and glazed construction, part sloping roof, tiled floor.

Breakfast room

12' 0" x 11' 8" (3.66m x 3.56m)

Double opening casement doors to side garden, radiator, arch leading to door to kitchen, window to front aspect, double opening folding doors to lounge, sea views.

Lounge

23' 11" x 14' 10" (7.29m x 4.52m)

Open fireplace, fitted display shelves, picture window to side aspect with sea views, radiator, patio doors leading to sunroom.

Sunroom

15' 4" x 13' 9" (4.67m x 4.19m)

Bifold doors to rear with panoramic sea views, patio doors to side aspect, radiator, arch to 2nd kitchen.

Rear Kitchen

13' 10" x 11' 11" (4.22m x 3.63m)

Range of work surfaces with inset stainless steel sink unit with mixer tap, drawers and cupboards under, spaces for washing machine and fridge, radiator, glazed door to rear aspect, arch to inner hall with recessed cupboard housing oil boiler.

Shower Room

9' 10" x 5' 1" (3.00m x 1.55m)

Modern shower room with walk in shower, wash basin on vanity unit with mixer tap, close coupled wc, wall mounted heated towel rail, part tiled to walls, radiator, two obscure windows to side aspect.

First floor landing: 12' 3" x 12' 2" (3.73m x 3.71m)

Window to rear aspect, radiator, doors to:

Master Bedroom: 16' 11" x 15' 11" (5.16m x 4.85m)

Two fitted double wardrobes, window to side aspect, patio doors leading to balcony with panoramic sea views.

Balcony: 22' 11" x 13' 4" (6.99m x 4.06m)

Wrought iron balustrade, panoramic views.

Bedroom 2: 14' 8" x 14' 6" (4.47m x 4.42m)

Large room with wash basin on vanity unit, built in double wardrobe, two radiators, sea views.

Bedroom 3: 12' 2" x 12' 0" (3.71m x 3.66m)

Fitted double wardrobe, window to side aspect with sea views, radiator, loft access (unchecked).

Family bathroom: 10' 3" x 10' 0" (3.12m x 3.05m)

Modern bathroom with wash basin on vanity unit with marble top and mixer tap, bath with mixer tap shower attachment over, bidet, close coupled wc, part tiled to walls, window to rear with sea views, wooden floor, radiator.

Gate house garage: 19' 11" x 12' 7" (6.07m x 3.84m)

Stable doors to side aspect, folding doors to front.

Garage: 21' 4" x 10' 2" (6.50m x 3.10m)

Stable door to side aspect, up and over door, window to rear aspect.

Gardens: Total plot size 0.7 acres sts.

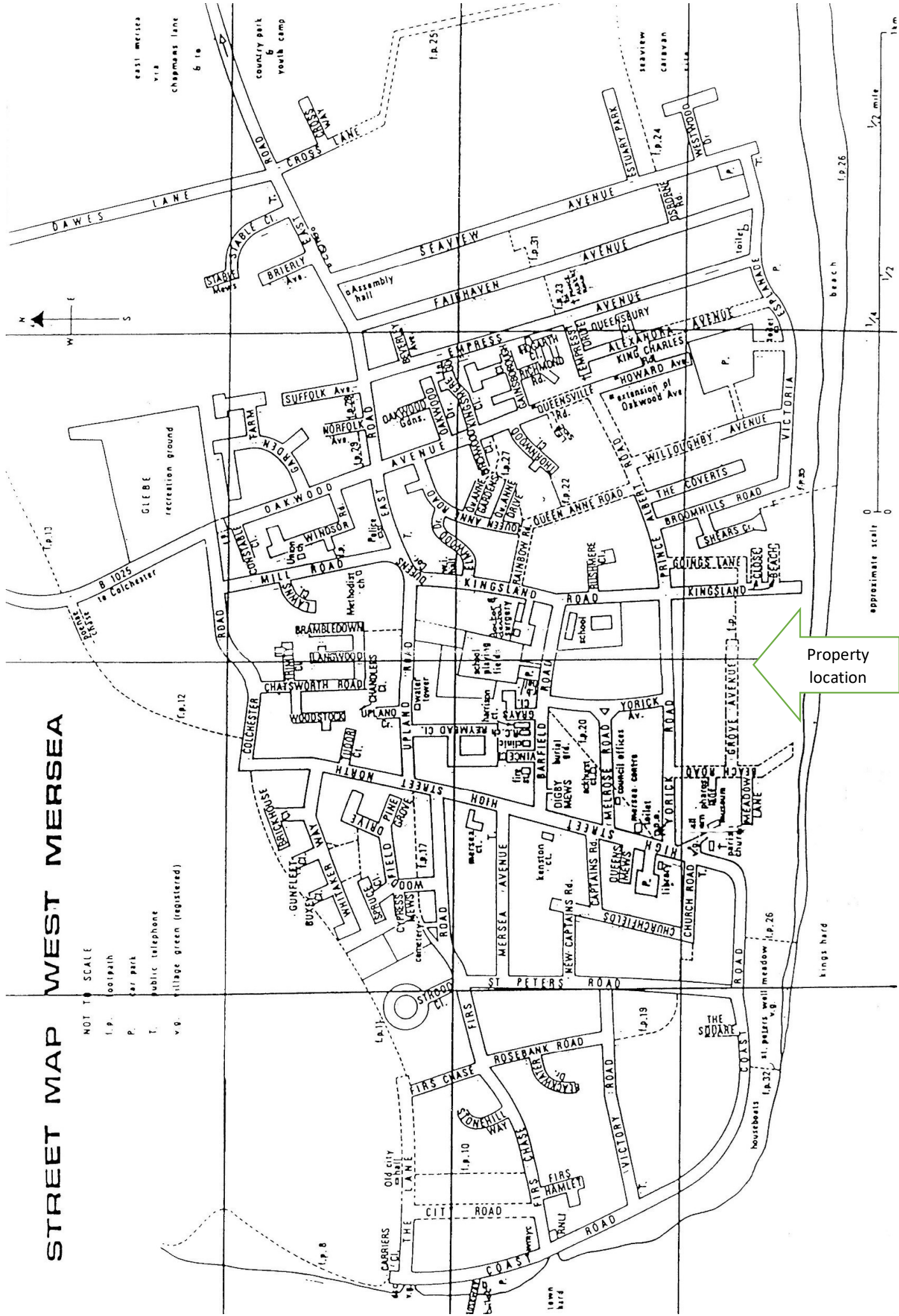
Steps leading down towards the beach with gate, mature trees and shrubs, pond, panoramic sea views, tennis court, long driveway leading to the house with entrance gate, gate leading to the gate house garage, timber shed with tiled roof, water taps, oil tank, gravel driveway.

Council Tax Band: G

STREET MAP WEST MERSEA

NOT TO SCALE

- f.p. footpath
- P. car park
- T. public telephone
- v.g. village green (registered)



Property location

approximate scale 0 1/4 1/2 mile



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 This floor plan is not to scale and is for illustrative purposes only.
 We make no guarantee, warranty or representation as to its accuracy and completeness.

