



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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83 East Road  
West Mersea  
Essex  
CO5 8HD

£425,000



- Chain Free
- Link-detached bungalow
- Three Double bedrooms
- Spacious lounge
- Established garden
- Parking for 3-4 cars
- Modernisation potential
- Rare bungalow opportunity
- Light and airy throughout
- Gas Boiler

**Game Estates are delighted to bring to market this link-detached bungalow on East Road, West Mersea.** Ideally positioned just a stone's throw from the junction of Seaview Avenue, the property offers easy access to scenic walks down to the seafront. This spacious three-bedroom bungalow benefits from a generous driveway providing off-road parking for three to four vehicles, along with an attached garage. Offered chain-free, it presents an excellent opportunity for a new owner to modernise and truly put their own stamp on a highly desirable home in a sought-after coastal location. The property also boasts a beautiful, well-maintained and established rear garden—one of its standout features—providing a wonderful outdoor space to enjoy.

- **Porch**

A small, enclosed porch providing a practical covered entrance space, housing the electric fuse board and offering shelter before entering the main home.

- **Hallway 5.59m x 0.88m (18' 4" x 2' 11")**

A central hallway with carpeted flooring, radiator, and thermostat for the central heating. There is a useful storage cupboard for coats and a loft hatch, with all rooms leading off from this space.

- **Lounge 6.39m x 3.46m (21' x 11' 4")**

A large and particularly spacious dual-aspect lounge, filled with natural light and featuring patio doors opening onto the rear garden. The room offers ample space for both comfortable seating and a dining table, with an electric fireplace and surround creating a focal point.

- **Kitchen 5.30m x 1.99m (17' 5" x 6' 6")**

A dual-aspect kitchen with windows to the side and overlooking the rear garden. Fitted with a range of cabinets, worktops, and an inset sink with right-hand drainer and chrome mixer tap. There is space for a fridge freezer, washing machine, dishwasher, and a freestanding cooker with extractor above. The boiler is also located here, and the room is finished with practical lino flooring.

- **Master Bedroom**

**3.74m x 3.74m (12' 3" x 12' 3")**

Located at the front of the property, this generous double bedroom enjoys a pleasant outlook over the driveway through a large window. It benefits from three built-in wardrobes, providing excellent storage.

- **Bedroom Two**

**2.92m x 3.47m (9' 7" x 11' 5")**

A well-proportioned double bedroom with a window to the side aspect and the added advantage of three built-in wardrobes.

- **Bedroom Three**

**2.81m x 2.60m (9' 3" x 8' 6")**

A front-aspect bedroom, suitable as a small double or generous single, again featuring three built-in wardrobes for convenience.

- **Family Bathroom**

**2.48m x 1.68m (8' 2" x 5' 6")**

A light and fresh bathroom with an obscure window to the side. It includes a double walk-in shower with power shower, a basin set within a vanity unit, and a close-coupled WC.

- **Garage 5.02m x 3.62m (16' 6" x 11' 11")**

Situated to the right-hand side of the property, the garage is larger than average—almost one and a half in size. It features an up-and-over door to the front, a rear access door to the garden, along with power, lighting, and a water supply.

**Rear Garden 70 x 35' (21.34m x 0.00m)** The rear garden is a real highlight of the property. It begins with a patio area, leading onto a raised lawn bordered by established shrubs and trees, creating a private and inviting outdoor space. There is side access to the garage with room for sheds, as well as additional access to the opposite side of the bungalow

**Awaiting EPC AND FLOORPLAN**

