



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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79 Empress Avenue

West Mersea

Essex

CO5 8BL

£765,000



- Detached four-bedroom home
- Two balconies with sea views
- En-suite to master bedroom
- Open plan kitchen/breakfast room with island leading to garden
- Utility Room
- Garage & parking for several vehicles
- Large rear garden
- Family bathroom & Cloakroom

Nestled on a sought-after avenue just moments from the beach, this exceptional four-bedroom detached house offers a rare blend of coastal serenity and modern living. Presented in excellent condition throughout, this family home boasts panoramic sea views from both the spacious lounge, with its beautiful bay window, and two delightful balconies from two double bedrooms. The heart of the home is a generously proportioned open-plan kitchen, dining, and breakfast area, designed for both relaxed family meals and effortless entertaining. Large windows and glass doors bathe the space in natural light, creating a seamless flow between indoors and out. Upstairs, the well-appointed bedrooms include an elegant master suite with en-suite bathroom, complemented by a luxurious family bathroom and a convenient ground floor cloakroom. Outside, an expansive rear garden is perfect for children, pets, or summer gatherings, while ample parking for several vehicles, boat/camper and a garage make life here as practical as it is stylish. Positioned within easy walking distance of the shoreline, this property is ideal for morning strolls along the beach, weekends filled with water sports, or simply enjoying the rejuvenating sea air. Local amenities, charming cafes, and well-regarded schools are all close by, enhancing the appeal of this superb coastal location.

A rare opportunity not to be missed—enquire today to arrange your viewing of this stunning seaside residence.

Porch: 5' 3" x 3' 7" (1.60m x 1.09m)  
Entrance door, radiator, door to hall

Hall: 10' 10" x 6' 5" (3.30m x 1.96m)  
Oak flooring, double opening casement doors to Lounge, stairs to first floor, radiator.

Cloakroom: 10' 1" x 6' 5" (3.07m x 1.96m)  
White suite comprising closed coupled WC, wall mounted wash basin, radiator, obscure window to the front, fully tiled.

Lounge: 18' x 18' 11" (5.49m x 5.77m)  
Two Vertical radiators, oak flooring, square bay window with window seat and sea view, double opening doors to kitchen.

Kitchen/breakfast room: 24' 1" x 11' 11" (7.34m x 3.63m)  
Open plan with space for dining room table and chairs, work surfaces with inset stainless-steel sink with mixer tap, drawers and cupboards under, space for dishwasher, integral fridge, built in oven, induction hob, extractor, island, with storage, double opening casement doors to rear garden, vinyl tiled floor, door to hall.

Utility Room: 9' 1" x 8' 1" (2.77m x 2.46m)  
Spaces for tumble dryer and washing machine, window to rear garden, inset stainless steel sink with mixer tap, cupboards under, gas boiler, obscure glass door to rear garden, door to the garage.

Landing: 12' 4" x 6' 9" (3.76m x 2.06m)  
Airing cupboard, loft hatch(unchecked)

Bedroom 1: 15' 9" x 9' 1" (4.80m x 2.77m)  
Built in wardrobes, balcony with sea views, two windows to side aspect.

En-suite: 7' 1" x 5' 5" (2.16m x 1.65m)  
Bath with shower over and screen, wall mounted wash basin with mixer tap, closed coupled WC, wall mounted heated towel rail, tiled flooring, obscure window to the rear, double opening casement doors to balcony.

Balcony: 9' 10" x 5' 8" (3.00m x 1.73m)  
Glazed balustrade, timber flooring, sea views.

Bedroom 2  
Two fitted double wardrobes, double opening casement doors to balcony, wooden flooring.

Balcony: 9' 10" x 5' 8" (3.00m x 1.73m)  
Glazed balustrade, timber flooring, sea views.

Bedroom 3: 12' 6" x 10' 8" (3.81m x 3.25m)  
Window to rear aspect, radiator, built in double wardrobe.

Bedroom 4: 10' 1" x 8' 11" (3.07m x 2.72m)  
Window to front aspect, storage cupboard, radiator, sea view, L shaped.

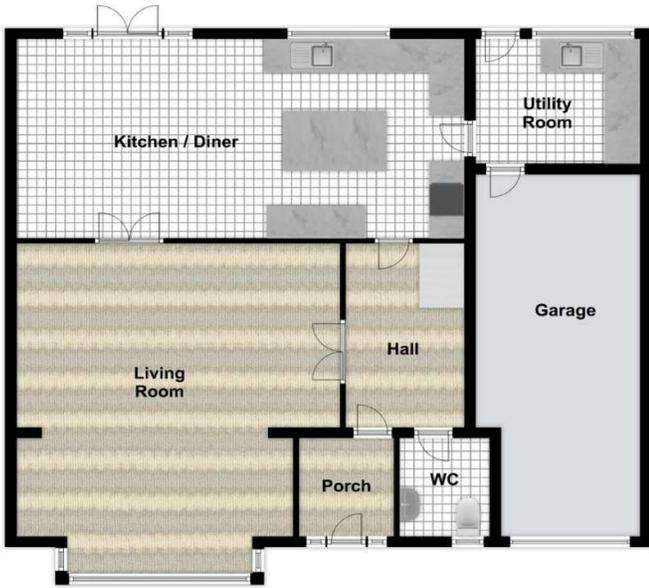
Family Bathroom: 11' 4" x 5' 5" (3.45m x 1.65m)  
Enclosed shower, bath with mixer tap, close coupled WC, wash basin on a vanity unit with mixer tap, fully tiled, two obscure windows to rear aspect, wall mounted heated towel rail.

Front  
Gravel driveway with parking for several vehicles.

Garage: 22' 2" x 8' 0" (6.76m x 2.44m)  
Up and over door, fuse box, window to the side.

Rear Garden  
Laid to lawn, gate to front boundary, hard standing for camper/boat, outside shower, water tap, electric point, mature trees, timber shed, decking area.

Council Tax band: E



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 We make no guarantee, warranty or representation as to its accuracy and completeness.



