



# GAME ESTATES

## PROPERTY SALES & LETTINGS

Braintree 01376 315815 Mersea 01206 384810 Tollesbury 01621 869986

[www.Game-Estates.co.uk](http://www.Game-Estates.co.uk)

33 Woodrolfe Park  
Tollesbury  
Maldon  
CM9 8TB

Asking Price  
£189,000



**Chain Free**

**Original condition offering full refurbishment potential**

**Uninterrupted coastal outlook**

**Close to Tollesbury Marina**

**Sought-after coastal location in Tollesbury**

**Completely original throughout**

**Rich maritime heritage and traditional Essex charm**

**150yr Lease remaining**

**Covered car port**

**Visitor parking**

**A rare opportunity to acquire a property in one of Tollesbury's most sought-after coastal positions, enjoying stunning views over the famous Salt Pool and across the estuary beyond.**

**This charming home offers an exceptional setting, perfectly positioned to take full advantage of its picturesque surroundings, with ever-changing waterside views and a true sense of tranquillity.**

**Internally, the property remains completely original, providing a blank canvas for buyers looking to modernise and create a home tailored to their own taste and style. With generous accommodation and excellent potential throughout, this is an ideal opportunity for those seeking a project in a prime location.**

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

## **Hallway**

**5.21m x 0.85m (17' 1" x 2' 9")**

## **Lounge**

**5.91m x 3.97m (19' 5" x 13' )**

## **Kitchen**

**2.23m x 2.59m (7' 4" x 8' 6")**

## **Bedroom One**

**4.01m x 3.13m (13' 2" x 10' 3")**

## **Bedroom Two**

**3.98m x 2.12m (13' 1" x 6' 11")**

## **Bathroom**

**2.26m x 1.71m (7' 5" x 5' 7")**

## **Outside**

**Covered port with parking space, storage cupboard, visitor parking. Council Tax Band: A Service fees £130.00 per month Lease remaining 133 years**

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.

# EPC to Follow



