



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

3 The Square
West Mersea
Essex
CO5 8LG

£450,000



- Charming coastal cottage
- Moments from the beach
- Idyllic seaside setting
- Two-bedroom cottage
- Front and rear gardens
- Private parking for 2–3 cars
- Electric Heating
- Quaint and peaceful location
- Coastal living at its best
- Currently operating as a successful holiday let

Game Estates are delighted to present this utterly enchanting coastal cottage, tucked away on The Square in the heart of old West Mersea, just moments from the seashore. With the beach and waterfront literally a 30-second stroll from the front door, this idyllic home perfectly captures the timeless charm of traditional seaside living. Positioned within one of West Mersea's most picturesque and sought-after locations, The Square is full of character and coastal charm, surrounded by quaint cottages, winding pathways, and the unmistakable atmosphere of life by the sea. From morning walks along the shoreline to evenings spent enjoying the sea air and stunning sunsets, this is a home that offers a truly special lifestyle. Beautifully full of warmth and character throughout, the cottage enjoys a wonderful blend of cosy coastal charm and practicality, offering two bedrooms, delightful front and rear gardens, and the rare benefit of private off-road parking for two to three vehicles.

Whether you are searching for a weekend retreat, a permanent seaside home, or simply a place to slow down and enjoy coastal living at its very best, this charming cottage is the epitome of life by the shore.

Kitchen

8' 5" x 9' 3" (2.57m x 2.82m)

Located to the rear of the property, the kitchen enjoys views over the beautifully maintained rear garden, with a back door providing direct access outside. Fitted with shaker-style cream cabinets complemented by black marble-effect worktops, the kitchen also features an inset sink with right-hand drainer and chrome mixer tap. There is space for a fridge, washing machine, and cooker, along with electric heating.

Lounge

8' 8" x 11' 6" (2.64m x 3.51m)

Positioned at the front of the property, the cosy lounge enjoys a charming outlook over the front courtyard garden through a front-aspect window. A feature fireplace with oak mantel creates a wonderful focal point, while built-in storage cupboards and electric heating add practicality and comfort.

Dining Room

8' 4" x 6' 8" (2.54m x 2.03m)

Also situated to the front of the cottage, the dining room is full of charm and character, featuring a front-aspect window overlooking the courtyard garden and a feature fireplace. A quaint staircase with character door adds to the cottage feel, while electric heating provides warmth throughout the seasons.

Master Bedroom

9' 8" x 8' 9" (2.95m x 2.67m)

Located at the front of the property, the master bedroom is a delightful double room with window to the front aspect. Sloping ceilings add warmth and character, while built-in storage enhances practicality.

Bedroom Two

7' 11" x 8' 11" (2.41m x 2.72m)

A charming second bedroom with front-aspect window and characterful sloping ceilings, creating a cosy and inviting space ideal for guests, family, or a home office.

Family Bathroom

8' 4" x 6' 10" (2.54m x 2.08m)

Situated on the ground floor, the bathroom features a rear-aspect window, bath with shower over, and a classic-style pedestal sink with chrome taps, continuing the cottage's timeless feel.

Front Garden

14' 7" x 20' 6" (4.45m x 6.25m)

The front garden offers a traditional coastal courtyard feel, with a brick pathway and gravel borders leading towards The Folly and directly down to the seafront.

Rear Garden

107' x 27' (32.61m x 8.23m)

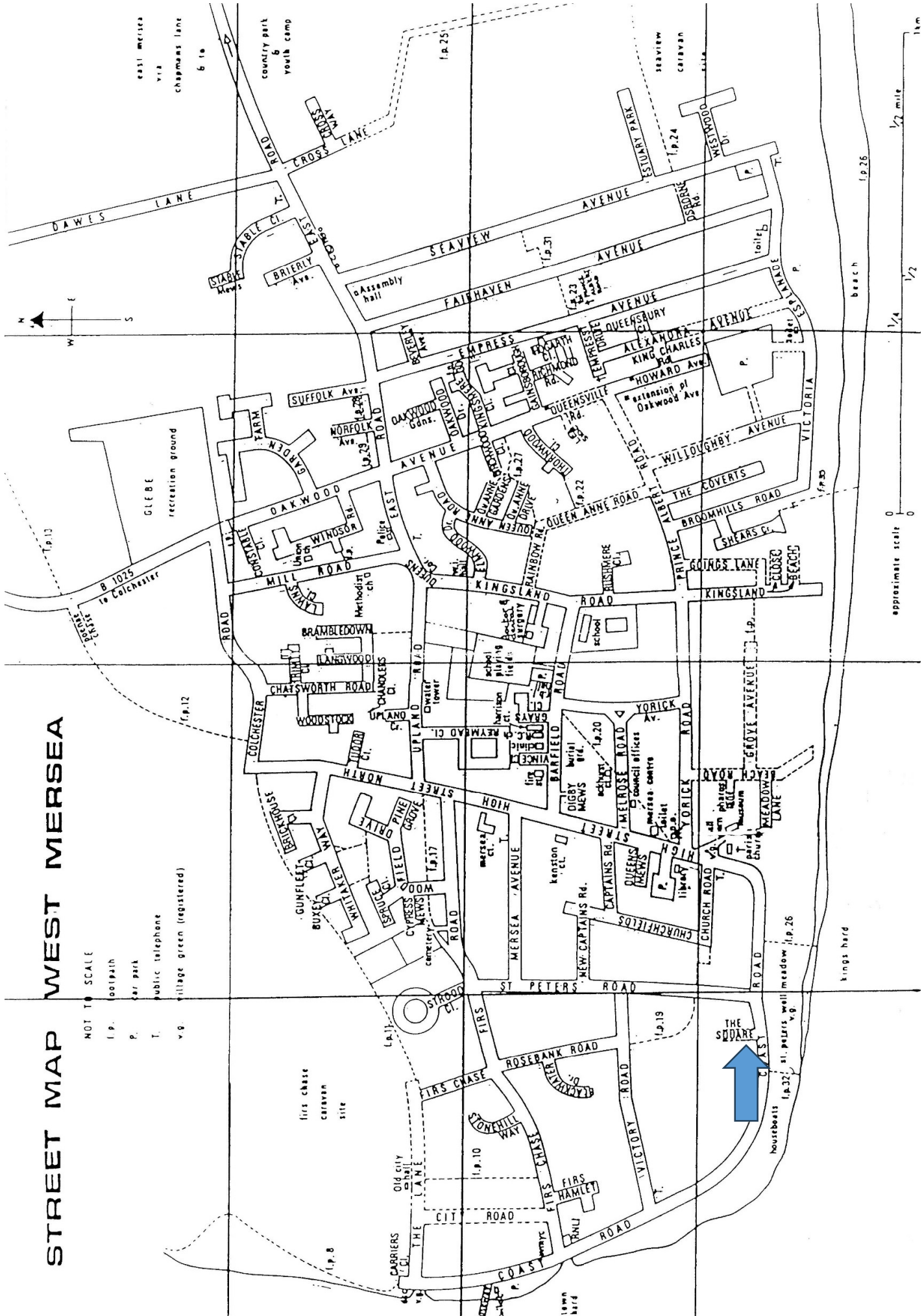
The gardens are without doubt one of the standout features of this wonderful home. To the rear, the garden becomes something truly special. Beautifully landscaped to create a peaceful suntrap, the space features York stone patio areas, manicured lawns, mature planting, and established borders. Sitting in the garden in the sunshine feels wonderfully private and tranquil, making it the perfect place to relax or entertain during the warmer months. As you reach the end of the garden, it opens up to private off-road parking for at least two vehicles, potentially three, accessed via St Peter's Road. A truly rare opportunity to acquire a quintessential coastal cottage in one of West Mersea's most picturesque locations, just moments from the beach and seafront.

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.

STREET MAP WEST MERSEA

NOT TO SCALE

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



approximate scale 0 1/4 1/2 1 km

