



GAME ESTATES

PROPERTY SALES & LETTINGS

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20a Firs Chase,
West Mersea,
Essex,
CO5 8NG

£625,000



Detached Family Home
Prestigious Anchorage Location
Four Bedrooms
Three Reception Rooms
Large Private Plot

Detached Double Garage
Walking Distance to Sea Front
Requires Modernisation
Oil Fired Central Heating

Game Estates are delighted to present this exceptional and rarely available detached residence, occupying one of West Mersea's most sought-after and enviable positions. Tucked away in a secluded setting just off Firs Chase on the Anchorage side of the island, this substantial four-bedroom home offers a truly unique opportunity to create a spectacular coastal residence in a location where properties seldom become available.

Set within a generous plot and approached via a large private driveway leading to a double garage, the property enjoys an abundance of privacy whilst remaining just a short stroll from the shoreline, the famous West Mersea Yacht Club and the many attractions that make this part of the island so desirable.

Having been held by the same ownership for many years, the property now presents an exciting opportunity for a new owner to undertake a comprehensive programme of refurbishment and modernisation. While the house requires significant updating throughout, it provides the perfect blank canvas for those looking to design and create a bespoke family home tailored entirely to their own tastes and requirements.

Entrance Hall 12' 2" x 10' 5" (3.71m x 3.17m)

A large and welcoming entrance hall with an open staircase, giving an immediate sense of space. Doors lead to the main reception rooms, kitchen and downstairs shower room.

Downstairs Shower Room 5' 1" x 2' 9" (1.55m x 0.84m)

Conveniently located off the entrance hall, fitted with shower facilities.

Separate WC 5' 7" x 3' 2" (1.70m x 0.97m)

Toilet and Sink

Study 9' 6" x 11' (2.90m x 3.35m)

Located to the front of the property with a window to the front aspect. This versatile room could be used as a home office, playroom or additional sitting room

Central Living / Dining Space 21' 2" x 10' 3" (6.45m x 3.12m)

A characterful split-level living space with stone fireplace and windows to both front and side aspects. This room offers excellent flexibility as a dining room, sitting area or family living space.

Kitchen / Utility Area 8' 7" x 20' 10" (2.62m x 6.35m)

Located to the rear of the property with windows to the side and rear aspects, a feature circular window and doors leading to both the rear garden and downstairs cloakroom. The kitchen is fitted with oak-effect cupboards and worktops, two sink areas, high-level electric ovens and an electric glass hob. The layout also offers a useful utility-style area through the archway

Further Reception Room 17' x 12' 15" (5.18m x 4.04m)

Positioned to the rear of the property with patio doors overlooking the garden, high ceilings and an additional window. This bright room would make a superb summer room, garden room or generous additional reception space.

Principal Bedroom 13' x 12' 5" (3.96m x 3.78m)

A very good-sized split-level principal bedroom with window overlooking the rear garden and an incredible amount of eaves storage to both sides. The room also benefits from a good-sized en-suite bathroom.

En-Suite Bathroom

Fitted with tiled walls, wood-panelled ceiling, obscure window to the rear aspect, bath, WC, wash hand basin and power shower.

Bedroom Two 9' 11" x 10' 4" (3.02m x 3.15m)

A double bedroom with window to the side aspect overlooking the side garden, together with excellent eaves storage.

Bedroom Three 9' 10" x 6' 11" (3.00m x 2.11m)

A double bedroom with window to the front aspect, large eaves storage cupboard and further shelved storage.

Bedroom Four 5' 4" x 8' 11" (1.63m x 2.72m)

A smaller double bedroom or children's room with a window to the front aspect.

Family Bathroom 5' 5" x 10' 9" (1.65m x 3.28m)

Fitted with bath, electric shower, wash hand basin and WC, with obscure window to the rear aspect.

Gardens & Grounds

One of the property's most appealing features is its wonderful plot and private setting. Set well back from the road, the property enjoys a secluded position with mature boundaries that provide an excellent degree of privacy. The rear garden (90ftx60ft) offers a fantastic space for families and entertaining alike, beginning with a substantial raised patio that overlooks the garden and provides the perfect setting for summer barbecues, outdoor dining and relaxing with friends and family. Beyond, the garden extends to a good-sized lawn, creating plenty of space for children to play or for keen gardeners to create something truly special. In addition, there is a separate side garden accessed directly from the kitchen, providing a further sheltered outdoor area that could be transformed into a courtyard garden, dining terrace or landscaped retreat. The generous driveway (32ft wide) provides parking for numerous vehicles and leads to the detached double garage (18ft x 17ft,4') Prospective purchasers should note that the garage appears to require structural attention, presenting an opportunity for repair, replacement or reconfiguration to suit individual requirements, subject to any necessary consents. Combined with the rarity of the location, the privacy of the plot and the potential to enhance both the house and grounds, this is a unique opportunity to create an exceptional home in one of West Mersea's most desirable settings.

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.

Awaiting EPC and Floorplan

