



GAME ESTATES

PROPERTY SALES & LETTINGS

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1 Woodrolfe Park,
Tollesbury,
Essex,
CM9 8TB

£196,900



First floor apartment
Overlooking historic Sail Lofts
Coastal views and outlook
Sought-after Woodrolfe Park location

Two good-sized bedrooms
Moments from marina and waterfront
Ideal coastal lifestyle opportunity
Close to village amenities and walks

Game Estates are delighted to offer this charming two-bedroom first-floor apartment, enjoying an enviable position overlooking the historic Sail Lofts, one of Tollesbury's most recognisable and cherished landmarks.

Perfectly positioned for those seeking a relaxed coastal lifestyle, this delightful apartment offers the opportunity to wake each morning to views across one of the village's most iconic settings, with the waterfront, marina and beautiful coastal walks all just moments from your doorstep.

The accommodation centres around a spacious open-plan lounge and dining area, creating a sociable and versatile living space ideal for both everyday living and entertaining. The adjoining kitchen presents exciting potential to be opened up, subject to any necessary consents, allowing purchasers the opportunity to create an even larger contemporary living environment tailored to their own tastes and requirements.

Property size info

Hall 5.33m x 0.78m (17' 6" x 2' 7")

Entering via the front door, you are welcomed into the entrance hall with attractive hardwood flooring running throughout. The hallway provides access to all principal rooms, creating a practical and well-balanced layout.

Lounge-Diner 5.81m x 3.95m (19' 1" x 13')

The lounge/dining room is undoubtedly the standout feature of the property. This bright and spacious room enjoys stunning views across the Tollesbury coastline and the historic Sail Lofts, one of the village's most iconic landmarks. Hardwood flooring continues throughout, while the generous proportions provide ample space for both comfortable seating and a dining table. A serving hatch connects the room to the kitchen, enhancing the sociable feel of the space. The outlook from this room is truly exceptional and perfectly captures the charm of coastal living.

Kitchen 2.31m x 2.64m (7' 7" x 8' 8")

The kitchen is fitted with a range of work surfaces and storage units, together with space for a cooker, fridge and additional appliances. A serving hatch opens through to the lounge/dining room, helping to maximise the sense of space and connection between the living areas.

Bedroom One 3.97m x 3.04m (13' x 10')

A well-proportioned double bedroom located to the rear of the property, benefiting from a range of fitted wardrobes and a window overlooking the rear aspect.

Bedroom Two 3.99m x 2.16m (13' 1" x 7' 1")

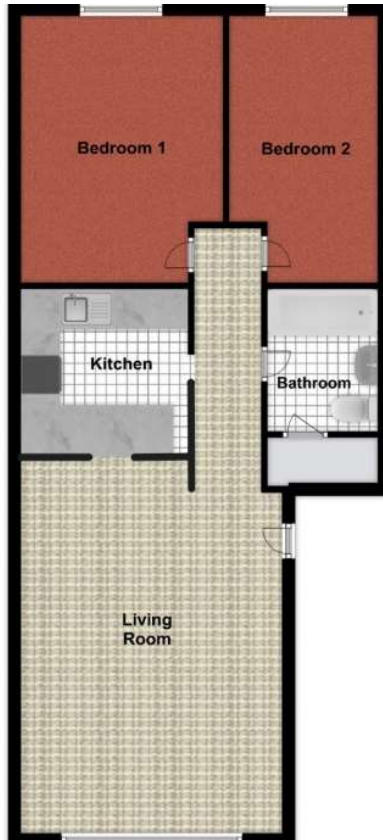
A further double bedroom positioned at the rear of the property with a window to the rear aspect, offering flexible accommodation for guests, family members or those working from home.

Bathroom 2.17m x 1.68m (7' 1" x 5' 6")

The bathroom is fitted with a P shaped bath with shower over, wash hand basin and low-level WC. The room is fully tiled and further benefits from a marble tiled floor with underfloor heating, together with a useful built-in storage cupboard.

Outside

Covered port with parking space, storage cupboard, visitor parking. Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Woodrolfe Park Tollesbury, CM9

