



Enchanting Coastal Cottage. Steps from the Shore.

GUIDE PRICE

£450,000

3 THE SQUARE
West Mersea
Essex
CO5 8LG



MOMENTS FROM
THE BEACH



PRIVATE PARKING
FOR 2-3 CARS



FRONT & REAR
GARDENS



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 only a short stroll from the front door, this idyllic home perfectly captures the timeless charm of traditional seaside living. Beautifully full of warmth and character throughout, the cottage offers two bedrooms, charming living spaces, 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 a successful holiday let, this special property offers coastal living at its very best.



COASTAL
COTTAGE



TWO
BEDROOMS



TWO
RECEPTION ROOMS



PRIVATE
PARKING



REAR
GARDEN



MOMENTS FROM
THE BEACH



HOLIDAY LET
POTENTIAL



BEDROOM ONE



BEDROOM TWO



KITCHEN



LOUNGE

THE PROPERTY

A charming two-bedroom coastal cottage in the heart of old West Mersea, just moments from the beach and seafront. This delightful home combines traditional character with a relaxed seaside lifestyle, offering a cosy lounge, a separate dining room, a well-appointed kitchen overlooking the rear garden, and a ground-floor bathroom.

Outside, there are attractive front and rear gardens together with the rare benefit of private off-road parking for two to three vehicles. Currently operating as a successful holiday let, the property is equally well suited as a weekend retreat, a full-time home or an investment, offering the chance to enjoy the very best of West Mersea's coastal charm in a peaceful and sought-after setting.

KEY INFORMATION

Bedrooms	2
Bathrooms	1
Reception Rooms	2
Parking	Private parking for 2-3 cars
Outside Space	Front & rear gardens
Heating	Electric heating
Setting	Quaint coastal location
Holiday Let	Currently successful
Guide Price	£450,000
Tenure	TBC

OUTSIDE SPACE



ADDITIONAL FEATURES

- ◆ Moments from the beach and seafront
- ◆ Idyllic coastal setting in the heart of Old West Mersea
- ◆ Attractive courtyard front garden
- ◆ Landscaped rear garden
- ◆ Private off-road parking for 2-3 vehicles
- ◆ Currently a successful holiday let with excellent potential

