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**3 Rosebank Road,
West Mersea,
Essex,
CO5 8NH**

£450,000



- Chain free
- Detached three-bedroom home
- Highly sought-after Anchorage location
- Excellent modernisation potential
- Additional versatile reception room

Good double glazing and newer gas boiler
Driveway providing off-road parking
Single garage
Minutes from the coast and sailing facilities

Set within one of West Mersea's most desirable residential areas, Rosebank is a detached three-bedroom home bursting with potential and offering a fantastic opportunity for its next owners to create something truly their own. The property is ready for a fresh chapter, with plenty of scope to modernise, improve and tailor the accommodation to suit individual tastes. Importantly, some of the more substantial updates have already been addressed, including good double-glazed windows and a relatively new gas boiler, leaving the new owners free to focus on transforming the interiors and making the most of this exciting opportunity.

Life at The Anchorage is all about making the most of Mersea's unique coastal setting. Within minutes you can be beside the water, enjoying shoreline walks, sailing, paddleboarding or simply taking in the ever-changing views across the coast. West Mersea's renowned sailing community and yacht club are close by, while the island's relaxed atmosphere, seafood restaurants, cafés and coastal character make this a wonderful place to enjoy both everyday life and weekends by the sea.

Externally, the property benefits from a private driveway providing off-road parking together with a single garage. Offering a desirable address, practical existing improvements and plenty of scope to enhance and personalise, Rosebank represents a wonderful opportunity to create a fantastic family home in one of Mersea Island's most appealing locations.

Property size info

Entrance Hall 3.94m x 3.00m (12' 11" x 9' 10")

Entering through the front door, you are welcomed into a bright entrance hallway featuring attractive solid hardwood parquet flooring and an open hardwood staircase rising to the first floor. Doors lead naturally through to the principal ground-floor rooms, creating a practical and traditional layout.

Lounge / Dining Room 6.60m x 3.65m (21' 8" x 12')

The main reception space is a particularly generous open-plan lounge and dining room, filled with natural light from windows to three aspects. An open working fireplace provides a characterful focal point, while patio doors open directly onto the rear courtyard, creating an easy connection between the house and garden. An archway leads through to the dining area, where a rear-facing window and traditional serving hatch through to the kitchen add to the room's character and versatility.

Dining Room 2.95m x 2.81m (9' 8" x 9' 3")

Second Reception Room 2.97m x 3.47m (9' 9" x 11' 5")

Positioned off the entrance hall is a further well-proportioned reception room with a large window to the front aspect. Offering excellent flexibility, this room could work equally well as a formal dining room, snug, television room, home office or occasional fourth bedroom, depending on the needs of the next owners. We understand that the original hardwood parquet flooring may also continue beneath the existing carpet.

Kitchen 3.89m x 2.70m (12' 9" x 8' 10")

The kitchen is where new owners have a real opportunity to put their own stamp on the property. The existing layout provides a good-sized space with twin sinks positioned beneath a rear-facing window overlooking the courtyard. While ready for updating, the room offers an excellent blank canvas to create a contemporary kitchen designed around individual tastes and requirements.

Utility Room 1.79m x 2.94m (5' 10" x 9' 8")

Directly from the kitchen is a spacious and useful utility room, providing a sink together with space and plumbing for a washing machine. The room also houses the Baxi gas central heating boiler and provides access through to the downstairs cloakroom and the rear of the garage.

Downstairs Cloakroom 1.96m x 1.36m (6' 5" x 4' 6")

A useful ground-floor cloakroom is fitted with a WC and wash basin set within a vanity unit, together with a heated towel rail.

Principal Bedroom 4.44m x 3.78m (14' 7" x 12' 5")

To the left of the landing is a particularly spacious dual-aspect principal bedroom, enjoying windows overlooking both the side and rear of the property. A substantial eaves storage area currently provides excellent built-in storage and could readily be utilised as wardrobe space. Subject to the necessary considerations, there may also be potential to remove the stud partition and incorporate some of this area into the bedroom itself, creating an even larger principal suite.

Bedroom Two 4.46m x 2.45m (14' 8" x 8')

The second bedroom is another comfortable double room with a large window overlooking the rear garden. Once again, there is particularly generous eaves storage, offering excellent practical space or potential, subject to requirements, to incorporate part of the storage area into the bedroom. The room also benefits from a fitted vanity unit with wash basin.

Bedroom Three / Home Office 4.46m x 2.45m (14' 8" x 8')

Positioned centrally on the first floor is the traditional box room, featuring a large window to the front aspect. The room is capable of accommodating a single bed but would also make an excellent home office, dressing room or nursery.

Family Bathroom 1.68m x 3.03m (5' 6" x 9' 11")

Completing the first-floor accommodation is the family bathroom, fitted with a walk-in power shower, WC and wash basin set upon a pedestal, together with an obscured window to the rear aspect.

Single Garage 4.85m x 2.95m (15' 11" x 9' 8")

The integral single garage can be accessed internally from the utility area as well as from the driveway. It provides useful parking or storage space and also houses the property's electricity meter.

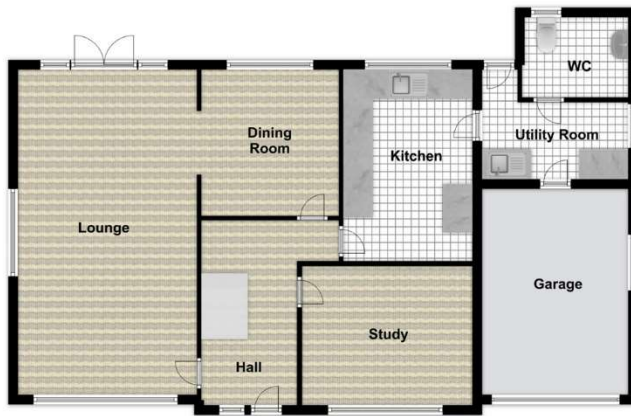
Front Garden, Driveway & Parking

To the front, the property is set behind its own private garden, bordered by established natural hedging which provides an attractive degree of screening. A dropped kerb gives access to the driveway, providing off-road parking for one vehicle and leading directly to the single garage.

Rear & Side Gardens 15.54m x 12.60m (51' x 41' 4")

Immediately behind the property is a courtyard-style patio garden, conveniently accessed from the lounge/dining room and providing a pleasant space for outdoor seating and entertaining. The main section of garden extends to the right-hand side of the property and is enclosed by established shrubs together with timber fencing, offering plenty of scope for the next owners to landscape and personalise the outside space to suit their own lifestyle.

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.



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