



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

18 Church Road,
West Mersea,
Essex,
CO5 8QH

£239,995



Spacious Open-Plan Lounge/Diner/Kitchen
Two Double Bedrooms
En-Suite to Principal Bedroom
Gas Central Heating

Ground Floor Position
Central West Mersea Location
Allocated Parking Space

Game Estates are delighted to bring to market this beautifully presented and deceptively spacious two-bedroom ground floor apartment, perfectly positioned in the very heart of West Mersea. Offering an exceptional blend of modern living, convenience and style, this attractive home is ideal for those seeking low-maintenance coastal living within easy reach of local amenities.

The property immediately impresses with its handsome and symmetrical frontage, featuring two striking bay windows that create a charming and elegant street presence. Situated on the ground floor, the apartment provides easy access throughout and benefits from its own designated parking space, a valuable feature in such a central location.

Lounge

19' x 11' 8" (5.79m x 3.56m)

Upon entering the property, you are welcomed into an impressive open-plan living space, combining lounge, dining and kitchen areas to create a bright and sociable environment. The lounge features a striking stone fireplace, solid oak flooring and a bay window to the front aspect, flooding the room with natural light.

Kitchen

10' 4" x 9' 6" (3.15m x 2.90m)

The kitchen is thoughtfully designed with a range of beech-effect base and wall units complemented by granite-style work surfaces, tiled flooring and attractive tiled splashbacks. Integrated appliances include an electric oven and hob with extractor over, washing machine, together with space for a fridge freezer and dishwasher. A cupboard houses the gas-fired combination boiler, which was installed approximately two years ago.

Master Bedroom

15' 4" x 10' 2" (4.67m x 3.10m)

The principal bedroom is generously proportioned and enjoys a bay window to the front aspect, solid oak flooring and the added benefit of a modern en-suite shower room.

En-suite

The en-suite comprises a walk-in shower, wash hand basin and low-level WC with contemporary fittings and tiled finishes.

Bedroom two

10' 5" x 7' 8" (3.17m x 2.34m)

is a comfortable double bedroom with a side aspect window and fitted carpet, offering flexibility as a guest room, home office or additional bedroom.

Bathroom

6' 3" x 7' 3" (1.91m x 2.21m)

Completing the accommodation is a well-appointed family bathroom featuring a panelled bath with shower over, wash hand basin, low-level WC, heated towel rail, tiled flooring and part-tiled walls.

additional information

Allocated Parking Space Lease Remaining 103 Years Annual Service Charge £1495

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.

Awaiting EPC and Floorplan

