



Coastal Apartment. Waterside Outlook.



FIRST FLOOR
APARTMENT



OVERLOOKING
HISTORIC
SAIL LOFTS



COASTAL VIEWS
AND OUTLOOK



MOMENTS FROM
MARINA AND
WATERFRONT

GUIDE PRICE

£196,900

1 Woodrolfe Park
Tollesbury
Essex
CM9 8TB



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.

Two good-sized bedrooms, a bathroom and useful parking complete the accommodation, making this an ideal permanent home, coastal retreat or lifestyle purchase in one of Tollesbury's most sought-after waterside settings.



TWO
BEDROOMS



FIRST FLOOR
APARTMENT



OPEN-PLAN
LOUNGE-DINER



OVERLOOKING
SAIL LOFTS



COASTAL
VIEWS



PARKING
SPACE



MARINA &
WATERFRONT
WALKS



BEDROOM ONE



BEDROOM TWO



KITCHEN



LOUNGE-DINER

THE PROPERTY

Enjoying a sought-after first-floor position within Woodrolfe Park, this charming coastal apartment offers a wonderful lifestyle opportunity in the heart of Tollesbury. The bright and spacious lounge-diner is the star of the home, with lovely views across the coastline and towards the historic Sail Lofts, creating a setting that perfectly captures the character of the village.

The adjoining kitchen is practical and well arranged, while the layout offers exciting potential for purchasers wishing to create a more open contemporary living environment, subject to any necessary consents. Two good-sized bedrooms provide comfortable accommodation, and the bathroom is fitted with a P-shaped bath with shower over.

Further benefits include hardwood flooring to the hall and lounge-diner, a covered port with parking space, a storage cupboard and visitor parking. With the marina, waterfront and coastal walks just moments away, this is an ideal home, weekend retreat or lifestyle purchase.

KEY INFORMATION

Bedrooms	2
Bathroom	1
Reception Rooms	1
Property Type	First floor apartment
Views	Sail Lofts & coastal outlook
Parking	Covered port plus visitor parking
Storage	External storage cupboard
Council Tax	Band A
EPC Rating	E
Tenure	TBC

FLOOR PLAN



TOTAL AREA
Approximate overall
layout shown



All measurements are approximate
and for guidance only. Not to scale.

