



GAME ESTATES

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33 Woodrolfe Park
Tollesbury
Maldon
CM9 8TB

Asking Price
£179,000



Chain Free
Original condition offering full refurbishment potential
Uninterrupted coastal outlook
Close to Tollesbury Marina
Sought-after coastal location in Tollesbury

Completely original throughout
Rich maritime heritage and traditional Essex charm
150yr Lease remaining
Covered car port
Visitor parking

A rare opportunity to acquire a property in one of Tollesbury's most sought-after coastal positions, enjoying stunning views over the famous Salt Pool and across the estuary beyond.

This charming home offers an exceptional setting, perfectly positioned to take full advantage of its picturesque surroundings, with ever-changing waterside views and a true sense of tranquillity.

Internally, the property remains completely original, providing a blank canvas for buyers looking to modernise and create a home tailored to their own taste and style. With generous accommodation and excellent potential throughout, this is an ideal opportunity for those seeking a project in a prime location.

Hallway

5.21m x 0.85m (17' 1" x 2' 9")

Lounge

5.91m x 3.97m (19' 5" x 13')

Kitchen

2.23m x 2.59m (7' 4" x 8' 6")

Bedroom One

4.01m x 3.13m (13' 2" x 10' 3")

Bedroom Two

3.98m x 2.12m (13' 1" x 6' 11")

Bathroom

2.26m x 1.71m (7' 5" x 5' 7")

Outside

Covered port with parking space, storage cupboard, visitor parking. Council Tax Band: A Service fees £130.00 per month Lease remaining 133 years

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.

EPC to Follow



