



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

78 Seaview Avenue
West Mersea
Essex
CO5 8BX

£215,000



Two bedroom first floor maisonette

Rear garden

Private entrance door and stairs

Approx 100 mtrs from the beach

Garage & parking

Common hold

184 years lease remaining

Fitted kitchen, lounge and bathroom

This two bedroom first floor maisonette has its own private entrance door, garage, off road parking and garden. Located in a popular avenue approx 100 mtrs from the beach, 184 years lease remaining, proven rental history, ideal for first time buyer, no forward chain.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

Entrance door to::

Entrance Lobby:

Stairs to first floor, consumer unit.

Landing:

Window to front aspect, recessed airing cupboard with linen shelves and water tank, loft access, storage radiator.

Lounge: 17' 10" x 10' 11" (5.43m x 3.32m)

Windows to front and rear aspects, storage radiator.

Kitchen: 9' 6" x 7' 0" (2.89m x 2.13m)

Range of units comprising inset stainless steel sink with mixer tap, drawers and cupboards under, oven, space for fridge and washing machine, window to rear aspect, eye level cabinets.

Bedroom 1: 14' 1" x 8' 9" plus door recess (4.29m x 2.66m)

Window to rear aspect, recessed wardrobe cupboard.

Bedroom 2: 8' 6" x 7' 6" (2.59m x 2.28m)

Window to front aspect, storage radiator.

Family Bathroom: 6' 11" x 5' 9" (2.11m x 1.75m)

Pastel suite comprising panel bath, electric shower over, low level w.c, pedestal wash basin, obscure window to rear aspect.

Outside:

Gardens:

Garden to the rear of the property

Garage:

Single garage situate in a block of garages to the rear of the property with up and over door.

Lease:

Common hold with 184 years remaining

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.

Energy performance certificate (EPC)

78, Seaview Avenue West Mersea COLCHESTER CO5 8BX	Energy rating D	Valid until: 12 June 2029 Certificate number: 8291-7026-6530-6507-5996
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Property type Top-floor maisonette

Total floor area 60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

