



30 Salttings  
Church Lane  
Coopers Beach  
East Mersea  
CO5 8TJ

£27,000



**Two bedrooms with distant sea views**

**Close to all facilities and club house**

**Pitch fees approx £3000per annum**

**New Decking to front aspect**

**Good rental potential**

**Gas central heating**

**All fixtures and fittings to remain**

**Open plan lounge diner**

This 35'x12' Delta Seabreeze caravan is situated on Coopers Beach Holiday Park with distant sea views, close to all main facilities making an ideal holiday home. The park has an 11-month licence. The asking price includes all furnishings, this is not a residential park. Holiday homes cannot be occupied as a permanent address. Pitch fees approx £3000 per annum.

Lounge/Diner 11' 10" x 13' 6" (3.60m x 4.11m)

Large open plan lounge diner, with windows on 3 aspects. the large main window, benefitting from sea views. Large wrap around settee. separate dinning table with additional seating. Gas fire Wall mounted radiator. Fully carpeted

Kitchen 11' 0" x 9' 0" (3.35m x 2.74m)

Built in Gas hob and oven. Insert stainless steel sink with mixer taps, window to side aspect, Built in cupboards plus two large floor standing cupboards. gas boiler in cupboard.

Bedroom 1 9' 0" x 11' 10" (2.74m x 3.60m)

Double bedroom to the rear, with window to one side aspect. Built in four door wardrobes. Juliet door to shower room. wall mounted radiator. built in cupboards at the end of the bed

Bedroom 2 5' 8" x 0' 0" (1.73m x 0.00m)

Two single beds, with window on the side aspect. Built in cupboards. radiator

Family Bathroom 7' 0" x 3' 0" (2.13m x 0.91m)

White suite comprising of enclosed shower. pedestal sink with mixer taps. wall mounted heated towel rail. Window with obscure glazing to side aspect.

Separate W.C 2' 1" x 3' 0" (0.63m x 0.91m)

White close coupled toilet, pedestal hand basin with separate hot and cold taps.

