



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

30 Saltings
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.

