



GAME ESTATES

PROPERTY SALES & LETTINGS

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39 Woodlands
West Mersea Holiday Park
Seaview Avenue
West Mersea
CO5 8DA

£145,000



Two double bedroom Lodge

Private gated location close to the beach

2020 model, lease remaining 27 years

Delta Lakeside

Open plan lounge, dining & kitchen

Decking to front and side aspects

Block paved driveway

Mains gas central heating

Two double bedroom Delta Lakeside 2020 lodge with decking to front, side aspects. Located on West Mersea holiday park, private gated location close to the beach, block paved driveway, off road parking,, modern interior, two dressing rooms, en-suite, 27 year lease , site fees approx £6995 inclusive of VAT, mains gas central heating, 11 month site, clubhouse with owners discount. Holiday lets possible. holiday homes cannot be used as a permanent residence.

Lounge/Kitchen/Diner 20' 5" x 19' 6" (6.22m x 5.94m)

Patio doors leading to decking, window to the side, electric fire, kitchen with island, roll top work surfaces with inset stainless steel sink with mixer tap, drawers and cupboards under, integral fridge, freezer, dishwasher, electric oven, extractor over, wine rack, microwave.

Utility Room: 5' 3" x 7' 6" (1.60m x 2.29m)

Washer dryer, window to the side, radiator, boiler, glazed entrance door, cupboard.

Hall: 9' 5" x 2' 10" (2.87m x 0.86m)

Radiator, Cupboard

Bedroom 1: 10' 8" x 9' 6" (3.25m x 2.90m)

Window to the side, radiator, doors to dressing room and en-suite

Dressing room: 5' 4" x 4' 5" (1.63m x 1.35m)

Shelves and drawers.

En-suite: 4' 10" x 5' 4" (1.47m x 1.63m)

Jack `n` Jill, with door to hall, enclosed shower, obscure window to the side, wash basin in vanity unit, wall mounted heated towel rail, extractor.

Bedroom 2: 9' 0" x 9' 6" (2.74m x 2.90m)

Window to the side, radiator, door to the hall and dressing room

Dressing Room: 4' 5" x 6' 6" (1.35m x 1.98m)

Drawers and shelves.

Family Bathroom: 8' 7" x 6' 7" (2.62m x 2.01m)

Panel bath with shower over and shower screen, close coupled WC, wash basin in vanity unit, obscure window to the side, radiator

Block paved driveway, decking to front & side aspects.

