



GAME ESTATES

PROPERTY SALES & LETTINGS

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3 Shell Beach
Church Lane
East Mersea
Essex
CO5 8TJ

£37,000



2021 Willoughby Kelston

Three Bedrooms

Very close to the beach

Good condition throughout

All fixtures and fittings to remain

Double glazed and gas central heating

Site fees £5000 per annum

This three bedroom 2021 Willoughby Kelston caravan is offered in good condition throughout. Very close to the beach on a quieter side of the park. Double glazed, gas central heating, all fixtures and fittings to remain. Coopers Beach has an 11 month licence, holiday homes cannot be used as a permanent residence. Pitch fees £5000 per annum. 17 years lease remaining.

Open plan kitchen/lounge 16' 9" x 11' 10" (5.11m x 3.61m)

Range of units comprising work surface with inset stainless steel sink with mixer tap, double oven extractor over, fridge/freezer, fitted microwave, boiler in cupboard, dining table, electric fire, two radiators, obscure glazed door to side aspect.

Bedroom 1 8' 7" x 6' 8" (2.62m x 2.03m)

Window to side aspect, radiator.

En-suite 3' 8" x 3' 0" (1.12m x 0.91m)

White suite comprising close coupled w.c, pedestal wash basin with mixer tap, wall mounted heated towel rail, obscure window to side aspect.

Bedroom 2 10' 10" x 5' 0" (3.30m x 1.52m)

Window to side aspect, radiator, single wardrobe.

Bedroom 3 8' 5" x 3' 9" (2.57m x 1.14m)

Window to side aspect, radiator, single wardrobe.

Shower Room 7' 1" x 3' 5" (2.16m x 1.04m)

Enclosed shower, close coupled w.c, pedestal wash basin with mixer tap, wall mounted heated towel rail, obscure window to side aspect.

