



GAME ESTATES

PROPERTY SALES & LETTINGS

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

£138,500



Two double bedroom Lodge

Private gated location close to the beach

2019 model, lease remaining 26 years

All fixtures and fittings to remain (excl.
garden furniture)

Open plan lounge, dining & kitchen

Decking to front and side & rear aspects

Block paved driveway

Mains gas central heating

Two double bedroom high spec Omar 2019 model lodge with large decking to front, side and rear aspects. Unoverlooked rear decking, located on West Mersea holiday park, private gated location close to the beach, block paved driveway, off road parking, all fixtures and fittings included, 26 year lease, site fees approx £6995 inclusive of VAT, mains gas central heating, 11 month site, clubhouse with owners discount.

Open plan kitchen/lounge/diner: 22' 2" x 18' 10" (6.76m x 5.74m)

Part obscured glazed entrance door, double opening casement doors to decking, 2 x windows to front, skylight, radiator x 2, feature fireplace, comprehensive range of units comprising work surfaces with inset stainless steel sink with mixer tap, drawers and cupboards under, dishwasher, washing machine/tumble dryer, single oven, gas hob, extractor, fridge and freezer, window to side, cleaning cupboard, white gloss doors, extractor, radiator, dining table and chairs, cloaks cupboard.

Hall: 3' 1" x 8' 1" (0.94m x 2.46m)

Storage cupboard, boiler cupboard, radiator

Bedroom 1: 9' 1" x 12' 4" (2.77m x 3.76m)

Window to side aspect, radiator, four door wardrobe

En-suite: 3' 2" x 9' 2" (0.97m x 2.79m)

White suite comprising walk in shower, heated mirror, vanity unit with mixer tap, closed coupled wc, part tiled, wall mounted heated towel rail, obscure window to the side.

Bedroom 2: 10' 6" x 9' 2" (3.20m x 2.79m)

Window to the side, 2 wardrobes, radiator

Bathroom: 6' 11" x 6' 1" (2.11m x 1.85m)

Shower and screen, bath, obscure window to the side, vanity unit with wash basin, heated mirror, wall mounted heated towel rail, closed coupled WC .

Outside

Decking to front, side and rear, un-overlooked to the rear, paved area for storage shed, paved parking.

