



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

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

£125,000



Two double bedroom Lodge

Open plan lounge, dining & kitchen

Private gated location close to the beach

Decking to front and side & rear aspects

2019 model, lease remaining 26 years

Block paved driveway

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

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.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

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.

