



GAME ESTATES

PROPERTY SALES & LETTINGS

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46 Seaview
Coopers Beach
Church Lane
East Mersea
CO5 8TJ

£98,000



Wrap around mount glass balustrade

2019 40` x 20` Portland Model

Two bedrooms

24 year lease remaining

En-suite & dressing room

Ample off road parking

Upgraded interior

4G phone booster & sound system

This two bedroom 2019 Portland with upgraded interior is located Coopers Beach holiday park. This is not a residential park. Holiday homes cannot be occupied as a permanent address. The park has an 11 month licence, with annual site fees approx £6300 per annum

Hall: 8' 2" x 2' 7" (2.49m x 0.79m)

Radiator.

Open plan Lounge/Kitchen/diner: 23' 10" x 19' 5" (7.26m x 5.92m)

Electric effect fire, patio doors to front decking, cupboard housing gas boiler, integral washing machine, drinks fridge, microwave, dishwasher, electric double oven, pantry, extendable dining room table and chairs, leather reclining sofa.

Bedroom 1: 9' 6" x 9' 10" (2.90m x 3.00m)

Two windows to side aspects, radiator, 6 door wardrobe, dressing table.

En-Suite: 4' 11" x 3' 7" (1.50m x 1.09m)

Enclosed shower, modern radiator, pedestal wash basin with mixer tap, closed coupled WC, obscure window to side aspect.

Bedroom 2: 8' 10" x 9' 7" (2.69m x 2.92m)

Window to side, radiator.

Bedroom 2 dressing room: 6' 9" x 4' 11" (2.06m x 1.50m)

shelved

Bathroom: 6' 9" x 5' 6" (2.06m x 1.68m)

Panel bath with thermostatic shower, shower screen, wall mounted heated towel rail, closed coupled WC, wash basin on a vanity unit with mixer tap, obscure window to side aspect.

Owners note

4G phone booster

Independent heating control

Built in sound system

Deck lighting

