



# GAME ESTATES

## PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

36 Seaview  
Coopers Beach  
Church Lane  
East Mersea  
CO5 8TJ

£90,000



Wrap around decking with sea views

2019 40` x 20` Clearwater Model

Three bedrooms

24 year lease remaining

En-suite & dressing room

Off road parking

Two large storage sheds

All fixtures and fittings to remain

This three bedroom 2019 40` x 20` Clearwater lodge is located at 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 £6500 per annum

Hall

Radiator

Open plan Lounge/Kitchen/Dining Room

Patio doors to decking with sea views, fireplace, Inset stainless steel sink with mixer tap, boiler cupboard, fitted oven, gas hob, extractor, fitted microwave, integral washing machine, dishwasher, fridge and freezer, two radiators.

Bedroom 1

Window to side aspect, radiator

Dressing Room

Leading from bedroom one into en-suite, shelved

En-suite

Enclosed shower, wash basin on vanity with mixer tap, closed coupled WC, obscure window to side aspect, wall mounted heated towel rail.

Bedroom 2

Window to side aspect, radiator, two fitted wardrobes and dresser

Bedroom 3

Window to side aspect, radiator, fitted wardrobe and dresser

Shower room

Enclosed shower, closed coupled WC, wash basin on vanity with mixer tap, obscure window to side aspect, wall mounted heated towel rail.

