



GAME ESTATES

PROPERTY SALES & LETTINGS

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109 West Mersea Holiday Park
Seaview Avenue
West Mersea
Essex
CO5 8DA

£45,000



Two Bedroom Caravan

2012 Carnaby Melrose

8 years lease remaining

Gas central heating

Close to beach and local amenities

Allocated parking

11 month site

Site fees approx £4500 per annum

This two bedroom 2012 model Carnaby Melrose caravan is located on the popular West Mersea Holiday Park, close to the beach. Modern clubhouse with restaurant, 11 month site, holiday homes cannot be used for permanent living.

Hall: 8' 1" x 5' 11" (2.46m x 1.80m)

Entrance door to side, radiator, boiler cupboard.

Cloakroom: 3' 7" x 3' 11" (1.09m x 1.19m)

Closed coupled WC, Pedestal wash basin with mixer tap, radiator, obscure window to side.

Open Plan Lounge/kitchen/diner: 17' 2" x 11' 9" (5.23m x 3.58m)

Electric Fire, entrance door to side, window to the front with sea views, radiator, shelved unit, inset stainless steel sink with mixer tap, fitted oven, window to side, fridge, gas hob and radiator.

Bedroom 1: 8' 5" x 9' 9" (2.57m x 2.97m)

Window to side, radiator, fitted three door wardrobes.

`Jack n Jill` Bathroom: 6' 1" x 5' 9" (1.85m x 1.75m)

Pedestal wash basin with mixer tap, enclosed shower, close coupled WC, radiator, obscure window to side, door to bedroom.

Bedroom 2: 9' 7" x 5' 6" (2.92m x 1.68m)

Window to side, wardrobe, dressing table, radiator

Site Fees: £4500 per annum

Lease remaining: 8 Years

