



GAME ESTATES

PROPERTY SALES & LETTINGS

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

£125,000



Two double bedroom Lodge

Private gated location close to the beach

40` x 20` model, lease remaining 40 years

Wrap around decking

Open plan lounge, dining & kitchen

Rear Garden area

Block paved driveway

Mains gas central heating

This two bedroom 40` x 20` Wessex Contemporary lodge is offered in excellent condition with rear garden area, paved parking and storage sheds. Kitchen & utility room, wrap around decking In a private gated area on West Mersea Holiday Park. Holiday homes cannot be used as a permanent residence. 11 month site, clubhouse with owners discounts.

Hall

Cupboard (5'10 x 6'17), part obscure entrance door, radiator.

Open plan Kitchen/diner/lounge

20' 8" x 19' 2" (6.30m x 5.84m)

Double casement doors to front decking, two radiators, kitchen island, inset stainless steel with mixer tap, integral fridge and freezer, dishwasher, fitted oven, microwave and extractor, windows to side aspects.

Utility Room

9' 3" x 5' 2" (2.82m x 1.57m)

Window to side aspect, radiator, worksurface with inset stainless steel sink with mixer tap, washing machine, boiler cupboard.

Bedroom 1

9' 3" x 12' 4" (2.82m x 3.76m)

Window to side aspect, radiator, two double recessed wardrobes.

En-Suite

5' 10" x 7' 3" (1.78m x 2.21m)

Walk in shower, obscure window to rear aspect, wall mounted heated towel rail, close coupled WC, wash basin with mixer tap on vanity unit.

Bedroom 2

10' 3" x 9' 9" (3.12m x 2.97m)

Window to rear aspect, radiator, recessed double wardrobe.

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

White suite comprising, bath with shower over, close coupled WC, wash basin with mixer tap on vanity unit, wall mounted heated towel rail, obscure window to side aspect.

Site Fees £6545 per annum 40 year lease remaining

