



GAME ESTATES

PROPERTY SALES & LETTINGS

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43 woodlands
West Mersea Holiday Park
Seaview Avenue
West Mersea
CO5 8DA

£125,000



Two bedroom Contemporary lodge

Sea views

Private gated lodges

Open Plan Lounge, kitchen/dining room

Master bedroom with large en-suite

Family bathroom

11 month site

Decking and access ramp, gas central heating, double glazed windows and doors

This two bedroom Contemporary lodge is located on West Mersea Holiday Park with sea views. 38 years lease remaining, private gated lodge site, 11 month site, excellent condition throughout.

Hall
Radiator, loft

Open plan Kitchen/lounge/diner
16' 11" x 19' 2" (5.16m x 5.84m)

Fitted double oven, integrated fridge/ freezer, dishwasher, radiator, gas hob, Island, boiler 5 years old, views, electric effect fireplace, double casement doors to the deck, storage cupboard

Bedroom 1

9' 3" x 12' 2" (2.82m x 3.71m)
2 x fitted wardrobes, radiator

En-suite

5' 11" x 7' 3" (1.80m x 2.21m)

Closed coupled WC, obscure window to the rear, pedestal wash basin with mixer tap, wall mounted heated towel rail, part tiled.

Bedroom 2

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

Window to side, radiator, recess double wardrobe

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Bath, shower, closed coupled WC, wall mounted heated towel rail, obscure window to the side, pedestal wash basin with mixer tap.

Shed

Pitch fees: £6545 inc. VAT per annum
Pitch licence 38 years remaining

