



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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

£220,000



Two double bedroom Lodge

Lounge with log burner

Private gated location close to the beach

Decking to front, side and rear aspects

2019 model, lease remaining 45 years

Kitchen, dining room, study, lounge

50' x 22' lodge

Mains gas central heating

Two double bedroom 2019 lodge with decking to front and rear aspects. This beautifully presented lodge is a one off with double opening casement doors from main bedroom leading onto decking which is un-overlooked. Large en-suite with shower and stand alone bath. Located on West Mersea holiday park, private gated location close to the beach, block paved driveway, off road parking, modern interior with kitchen island, dining room and lounge, all separated with double doors. 45 year lease, site fees approx £6995 inclusive of VAT, mains gas central heating, 11 month site, clubhouse with owners discount. Holiday lets possible. holiday homes cannot be used as a permanent residence.



Entrance

Decking leading to part obscure glazed entrance door.

Lounge

Log burner, windows to front and side aspects, radiator, double opening doors to kitchen.

Kitchen

Work surfaces with inset stainless-steel sink with mixer tap, drawers and cupboards under, range style gas oven, integral fridge, freezer, dishwasher and washer dryer, kitchen island with electric for wine fridge, windows to side aspect, double opening doors to dining room.

Dining Room

Double opening casements doors to front decking, windows to side aspect, radiator.

Study

Window to front aspect, radiator.

Hall

Two cloaks' cupboards, doors to:

Bedroom 1

Large room with double opening casement doors to rear decking, door to en-suite.

En-suite

Walk in shower, dressing room, wash basin on vanity unit with mixer tap, two windows to rear aspect, close coupled w.c, airing cupboard, standalone bath.

Bedroom 2

Four door fitted wardrobe, window to side aspect, radiator.

Family Shower room

Walk in shower, wash basin on vanity with mixer tap, close coupled w.c, wall mounted heated towel rail.

Storage shed with fridge/freezer

