



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

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

£117,450



Two double bedroom Lodge

Open plan lounge, dining & kitchen

Private gated location close to the beach

Decking to front and side aspects

lease remaining 44 years

Block paved driveway

All fixtures and fittings to remain

Mains gas central heating

Two double bedroom lodge with decking to front and side aspects. Shed to rear, located on West Mersea holiday park, private gated location close to the beach, block paved driveway, off road parking, all fixtures and fittings included, 44 year lease , site fees approx £6995 inclusive of VAT, mains gas central heating, 11 month site, clubhouse with owners discount.

Hall

Radiator and loft

Open plan Kitchen/ lounge

19' 2" x 20' 11" (5.84m x 6.38m)

Double opening casement doors to decking, windows to side aspects, feature fireplace, integral fridge and freezer, washing machine and dishwasher, inset stainless steel sink with mixer tap, fitted oven, built in microwave, gas hob.

Bedroom 1

9' 3" x 12' 12" (2.82m x 3.96m)

Two Windows to side aspect, fitted double wardrobe, radiator.

En-Suite

7' 3" x 3' 11" (2.21m x 1.19m)

Walk in shower, closed coupled WC, pedestal wash basin with mixer tap, obscure window to rear aspect, wall mounted heated towel rail.

Bedroom 2

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

Window to rear aspect, fitted double wardrobe, radiator

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

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

Lease remaining 44 years **Site fees** £6995 per annum

