



GAME ESTATES

PROPERTY SALES & LETTINGS

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30 Oyster Rise
Coopers beach
Church Lane
East Mersea
CO5 8TN

£59,950



Three bedroom 2022 model

Wrap around decking

Sea views

15 years lease remaining

Open plan kitchen/lounge and dining room

Corner plot with parking

En-suite to master bedroom

Members passes with discounts

This 2022 caravan is situated on Coopers Beach Holiday Park with distant views over the Estuary, ideal holiday home, the park has an 11 month licence. Wrap around decking. Offered in excellent condition. This is not a residential park. Holiday homes cannot be occupied as a permanent address. Pitch fees £6500 per annum.

Open Plan Kitchen/lounge/dining room

13' 2" x 18' 8" (4.01m x 5.69m)

Range of units comprising integral Fridge and freezer, dishwasher and washing machine, inset sink with mixer tap, fitted oven, gas hob with extractor, island with seating, full length radiator, table and chairs, patio doors and window to the front, windows to the sides, feature fireplace, two radiators.

Hall

6' 0" x 3' 6" (1.83m x 1.07m)

Radiator, cupboard

Bedroom 1

11' 3" x 8' 2" (3.43m x 2.49m)

Window to the rear, radiator, double wardrobe.

En-suite

3' 5" x 4' 5" (1.04m x 1.35m)

Obscure window to the side, close coupled WC, wall mounted heated towel rail, wash basin on vanity and mixer tap.

Bedroom 2

8' 6" x 7' 0" (2.59m x 2.13m)

Window to side, radiator, wardrobe.

Bedroom 3

7' 0" x 5' 6" (2.13m x 1.68m)

Window to the side, radiator, cupboard.

Bathroom

7' 6" x 3' 5" (2.29m x 1.04m)

Walk in shower, wash basin on a vanity with mixer tap, wall mounted heated towel rail, obscure window to the side and boiler.

Site fees

£6500 per annum Lease remaining 15 years

