



# GAME ESTATES

## PROPERTY SALES & LETTINGS

01206 384810

[WWW.GAME-ESTATES.CO.UK](http://WWW.GAME-ESTATES.CO.UK)

01621 869986

11 Shell Beach  
Church Lane  
East Mersea  
Essex  
CO5 8TJ

£85,000



2018 Willoughby Clearwater Lodge

All fixtures and fittings to remain

Two double bedrooms with dressing rooms & en-suite to master

Double glazed and gas central heating

Panoramic sea and beach views

Wrap around decking

Excellent condition throughout

Site fees £5495 per annum

This two bedroom 2018 40' x 20' Willoughby Clearwater lodge is offered in excellent condition throughout. Arguably one of the best plots on site with passing traffic going to only one other lodge. Panoramic beach and sea views, wrap around decking, double glazed, gas central heating, all fixtures and fittings to remain. Coopers Beach has an 11 month licence, holiday homes cannot be used as a permanent residence. Pitch fees £5495 per annum, 23 years lease remaining.

Kitchen 9' 7" x 9' 7" (2.92m x 2.92m)

Comprehensive range of units comprising roll top work surface with double oven, extractor over, fitted microwave, integral dishwasher, fridge & freezer and washing machine, inset stainless steel sink with mixer tap, drawers and cupboards under, window to side aspect, breakfast bar.

Lounge/Diner 19' 4" x 15' 1" (5.89m x 4.59m)

Patio doors to front to decking, windows to front and side aspects, fireplace with feature fire, two radiators, boiler cupboard, open to:

Bedroom 1 9' 7" x 9' 2" (2.92m x 2.79m)

Window to side aspect, radiator, dressing room (5' 7" x 4' 6"), fitted shelves, door to en-suite.

En-suite 5' 6" x 4' 10" (1.68m x 1.47m)

White suite comprising close coupled w.c, wash basin on vanity unit, enclosed shower, wall mounted heated towel rail, obscure window to side aspect.

Bedroom 2 9' 7" x 8' 9" (2.92m x 2.66m)

Window to side aspect, radiator, dressing room (6' 9" x 3' 11"), shelves.

Family Bathroom 6' 9" x 5' 9" (2.06m x 1.75m)

White suite comprising panel bath with shower, wash basin with mixer tap, extractor, close coupled w.c. wall mounted heated towel rail.







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