



GAME ESTATES

PROPERTY SALES & LETTINGS

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16 Seashore view
Church Lane
East Mersea
Essex
CO5 8TJ

£55,000



- 2016 40` x 20` lodge
- Sea views from decking
- All fixtures and fittings to remain
- Three bedrooms
- Decking to front and both side aspects
- Owner's discounts

2016 40` x 20 lodge with sea views, located on Coopers Beach Holiday Park with covered swimming pool, club house, restaurant and shop. Decking to front and both sides, parking for several vehicles, dressing room, en-suite and family bathroom, all internal fixtures and fittings included. Holiday homes cannot be used as a permanent address.

- **Open plan Kitchen/Lounge/Diner**

22' 9" x 19' 4" (6.93m x 5.89m)

Patio doors to the front with sea views, windows to side and front aspects, electric fire, 3 x radiators, integral fridge freezer, dishwasher and washing machine, oven, extractor, fitted microwave

- **Bedroom 1**

9' 7" x 8' 6" (2.92m x 2.59m)

Window to the rear, radiator, door to dressing room

- **Dressing Room**

4' 0" x 3' 7" (1.22m x 1.09m)

Double opening doors to en-suite, drawers and shelves

- **En-Suite**

5' 4" x 3' 6" (1.63m x 1.07m)

Obscure window to the side, close coupled WC, enclosed WC, radiator, wash basin with mixer tap on a vanity unit.

- **Bedroom 2**

10' 5" x 8' 0" (3.17m x 2.44m)

Window to the side, radiator, wardrobe and drawers

- **Shower Room**

6' 11" x 3' 9" (2.11m x 1.14m)

Enclosed Shower, close coupled WC, obscure window to the side, wash basin with mixer tap on a vanity unit.

- **Lease remaining; 20 years**

- **Site Fees; £6497.37**

