



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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60 Oyster Rise  
Church Lane  
Coopers Beach  
East Mersea  
CO5 8TN

£72,500



Three bedroom lodge with uninterrupted views

Disabled access decking

Willerby 2017 40` x 20`

Off road parking

Open plan lounge/kitchen/diner

Excellent condition throughout

23 year lease remaining

Mains gas central heating

This three bedroom Willerby 2017, 40` x 20` lodge is situated on Coopers Beach Holiday Park with uninterrupted views, ideal holiday home, the park has an 11-month licence. The asking price includes all furnishings, This is not a residential park. Holiday homes cannot be occupied as a permanent address. Guest passes with discounts, club house with indoor and outdoor swimming pool.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

Utility Room: 6' 8" x 5' 2" (2.03m x 1.57m)

Obscure glazed entrance door, work surface with inset stainless-steel sink with mixer taps, cupboard under, washing machine, radiator, boiler cupboard, door to open plan lounge/kitchen/diner.

Open plan lounge/kitchen/diner: 20' 0" x 19' 5" (6.10m x 5.92m)

Patio doors and windows to decking and open views over field and the Estuary, three windows to side aspects, dining room table and chairs, electric effect fire, roll top work surfaces with inset stainless-steel sink with mixer tap. fitted double oven and microwave, integral fridge, freezer and dishwasher, island, three radiators.

Bedroom 1: 9' 7" x 9' 1" (2.92m x 2.77m)

Window to side aspect, walk in wardrobe, radiator, door to en-suite.

En-suite: 5' 5" x 4' 5" (1.65m x 1.35m)

White suite comprising enclosed shower, close coupled w.c, pedestal wash basin with mixer tap, obscure window to side aspect.

Bedroom 2: 9' 6" x 8' 8" (2.90m x 2.64m)

fitted triple wardrobe, window to side aspect, radiator.

Bedroom 3: 9' 8" x 7' 6" (2.95m x 2.29m)

Fitted double wardrobe, windows to side aspect, radiator.

Family Bathroom: 6' 9" x 6' 8" (2.06m x 2.03m)

Panel bath with mixer tap shower attachment, shower screen, close coupled w.c, wash basin in vanity unit, obscure window to side aspect.

Lease remaining: 23 years

Site fees £6484 per annum

