



GAME ESTATES

PROPERTY SALES & LETTINGS

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17 Seashore view
Church Lane
East Mersea
Essex
CO5 8TJ

£55,000



2017 Clearwater lodge with panoramic sea views

Parking for several vehicles

Three double bedrooms & decking

Open plan, kitchen, lounge & dining room

Dressing room & en-suite & family shower room

Integral appliances

All fixtures and fittings included

Gas central heating

Game Estates are delighted to offer this 2017 three bedroom Clearwater lodge with panoramic sea views. Located on Coopers Beach Holiday Park with covered swimming pool, club house, restaurant and shop. Decking with apron, 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.

Entrance

Steps up to decking with apron leading to entrance door.

Kitchen/Breakfast Room 9' 7" x 9' 6" (2.92m x 2.89m)

Range of units comprising roll top work surface with inset stainless steel sink with mixer tap, integral dishwasher, washing machine, fridge and freezer, fitted microwave, double oven, gas hob, extractor hood, window to side aspect, breakfast bar.

Lounge/Diner 19' 5" x 17' 4" (5.91m x 5.28m)

Panoramic views over Estuary, double opening casement doors to front decking, electric fire, three windows to side aspects, recessed cupboard housing boiler, three radiators.

Bedroom 1 9' 9" x 8' 6" (2.97m x 2.59m)

Window to side aspect with sea views, radiator.

Dressing Room 5' 7" x 4' 0" (1.70m x 1.22m)

Fitted shelves, double opening doors to en-suite.

En-suite 5' 7" x 5' 4" (1.70m x 1.62m)

White suite comprising close coupled w.c, enclosed shower cubicle, wash basin on vanity unit, extractor, obscure window to rear aspect.

Bedroom 2 10' 5" x 8' 1" (3.17m x 2.46m)

Window to side aspect, fitted cupboards and drawers, dressing table, radiator.

Bedroom 3 9' 7" x 8' 1" (2.92m x 2.46m)

Window to side aspect with sea views, fitted cupboard and drawers, radiator.

Family Bathroom

White suite comprising close coupled w.c, enclosed shower cubicle, wash basin on vanity unit, extractor, obscure window to side aspect, radiator.

Agents note

On purchasing this lodge there will be a one off fee of approx £9900 payable to the park depending on the purchase price agreed. The lease expires 2045 Site fees per annum 2019 £5491 (with the early payment discount).

