



GAME ESTATES

PROPERTY SALES & LETTINGS

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

£90,000



Two double bedrooms

Willerby lodge with distant sea views

Open plan lounge/kitchen/diner

26-year lease remaining

Decking to front and side aspects

Off Road Parking

Excellent condition throughout

Gas central heating

This two bedroom Willerby 2021, 40' x 20' lodge is situated on Coopers Beach Holiday Park with decking to front and side, 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.

Utility Room: 5' 2" x 8' 1" (1.57m x 2.46m)

Work surface with inset stainless steel with mixer tap, washing machine and boiler cupboard, obscure glazed entrance door.

Open plan Kitchen/lounge/diner: 23' 9" x 19' 4" (7.24m x 5.89m)

Work surfaces with Integral dishwasher, fridge and freezer, island, patio doors to decking with distant sea views, fitted oven and microwave, dining room table and chairs, windows to side aspects.

Hall

Radiator, storage cupboard

Bedroom 1: 8' 5" x 9' 6" (2.57m x 2.90m)

Window to the side, radiator, dressing room.

En-Suite: 5' 5" x 5' 10" (1.65m x 1.78m)

Close coupled WC , obscure window to the side, enclosed shower, radiator, wash basin on a vanity unit with mixer tap.

Bedroom 2: 9' 6" x 10' 3" (2.90m x 3.12m)

Radiator, window to the side, fitted wardrobe and cupboard.

Bathroom: 6' 9" x 6' 9" (2.06m x 2.06m)

Close coupled WC, radiator, obscure window to the side, wash basin on a vanity unit with mixer tap, bath with shower screen.

Outside

Block paved driveway, decking to front and side, Asguard shed, mains gas

Site Fees £7774.96

26 years lease remaining

