



GAME ESTATES

PROPERTY SALES & LETTINGS

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5 Woodlands
West Mersea Holiday Park
Seaview Avenue
West Mersea
CO5 8DA

£110,000



- Private gated location close to beach
- West-facing deck to entrance overlooking grassed area
- Enclosed private deck to front from lounge.
- Block paved driveway for several vehicles
- Galleried open plan lounge/kitchen/diner with feature fireplace and TV point
- Kitchen island breakfast bar/prep area
- Two bathrooms: main and en-suite shower room
- Bedroom 1: ensuite, two heated fitted double wardrobes, TV point
- Bedroom 2: heated fitted double wardrobe
- Metal shed to rear, external water tap
- 43-year lease remaining

Two double bedroom 40' x 20' lodge, West Facing deck to front door overlooking grass area, located on West Mersea holiday park, private gated location close to the beach, 43-year lease, site fees approx. £6995 inclusive of VAT, mains gas central heating, 11-month site, clubhouse with owner's discount.

Open plan Kitchen/lounge/diner: 19' 2" x 20' 11" (5.84m x 6.38m)

Double opening casement doors to decking, windows to side aspects, feature fireplace, tv point, integral fridge and freezer, washing machine and dishwasher, inset stainless steel sink with mixer tap, fitted oven, built in microwave, gas hob, island breakfast bar.

Hall

Radiator and loft access

Bedroom 1: 12' 12" x 9' 3" (3.96m x 2.82m)

Window to side aspect, two double fitted heated wardrobes, radiator, TV point, en-suite shower room

En-Suite: 7' 3" x 3' 11" (2.21m x 1.19m)

Walk in shower, closed coupled WC, pedestal wash basin with mixer tap, obscure window to rear aspect, wall mounted heated towel rail, vanity cabinet.

Bedroom 2: 10' 3" x 9' 9" (3.12m x 2.97m)

Window to rear aspect, heated fitted double wardrobe, radiator

Bathroom: 6' 7" x 5' 5" (2.01m x 1.65m)

Panel bath, pedestal wash basin with mixer tap, close coupled WC, obscure window to the side, wall mounted heated towel rail.

Lease remaining 43 years **Site fees** £6995 per annum

