



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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3 The Woodlands  
West Mersea Holiday Park  
Seaview Avenue  
West Mersea  
CO5 8DA

£85,000



Two double bedroom lodge

40` x 20` Kingfisher Omar 2010 model

85-year lease

Gas Central Heating

Underfloor heating in bathroom & en-suite

Decking to front, rear and side aspects

Homely feel throughout

Pitch fees approx. £6795 inclusive of VAT

Two double bedroom lodge 40` x 20`, 2010 model with decking to front, side and rear aspects located on West Mersea holiday park, private gated location close to the beach, block paved driveway, off road parking, all fixtures and fittings included, 85 year lease, site fees £6795 inclusive of VAT, gas central heating, 11 month site.

Entrance Hall 8' 10" x 8' 6" max (2.69m x 2.59m)  
'L shaped', radiator, oak floor, cloaks cupboard.

lounge/kitchen/diner 20' 10" x 19' 2" (6.35m x 5.84m)

Open plan, two double opening casement doors to decking, new kitchen with integral fridge and two freezers, dishwasher, fitted oven, gas hob, extractor over, window to front aspect, under unit lights, Velux window, display cabinet, dining and lounge areas.

Bedroom 1 12' 5" x 9' 8" (3.78m x 2.94m)

Lots of hand made fitted storage including wardrobes, window to side aspect, radiator, door to en-suite.

En-suite 7' 1" x 5' 8" (2.16m x 1.73m)

White suite comprising shower, close coupled w.c, under floor heating, wash basin on vanity unit, wall mounted heated towel rail, obscure window to side aspect, tiled floor.

Bedroom 2 11' 2" x 9' 3" (3.40m x 2.82m)

Double fitted wardrobe, window to side aspect, radiator.

Family Bathroom 7' 4" x 6' 2" (2.23m x 1.88m)

White suite comprising panel bath, shower over with shower screen, close coupled w.c, under floor heating, wash basin on vanity unit, wall mounted heated towel rail, obscure window to side aspect, tiled floor.

Outside decking

Decking to three sides with various seating areas, private area to the rear.

