



# GAME ESTATES

## PROPERTY SALES & LETTINGS

01206 384810

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01621 869986

55 Oyster Rise  
Coopers Beach Holiday Park  
Church Lane  
East Mersea  
Essex  
CO5 8TJ

£89,995



Two bedroom lodge

Gas fired central heating

Open views to front with views to Estuary

40` x 20` Willoughby Clearwater model

Open plan kitchen/lounge

2018 model

En-suite and dressing room to master bedroom

Furnished with decking

This two bedroom Willerby Clearwater 2018, 40` x 20` lodge is located in Oyster Rise, the newest addition to the park on Cooper Beach holiday park. Sea views. This is not a residential park. Holiday homes cannot be occupied as a permanent address. The park has an 11 month licence.

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.

Lounge 22' 2" x 19' 5" (6.75m x 5.91m)

Open plan with electric fire, double opening casement doors to decking and views, three radiators, cupboard housing boiler, two windows to side aspect, window to front aspect.

Kitchen 9' 8" x 9' 7" (2.94m x 2.92m)

Comprehensive range of units comprising roll top worksurface with inset stainless steel sink with mixer tap, drawers and cupboards under, integral dishwasher, fridge, freezer, fitted microwave, breakfast bar, fitted oven, extractor over, window to side aspect, entrance door to side aspect.

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

Window to side aspect, dressing table, radiator, dressing room (5'7 x 4'6).

En-suite 5' 6" x 4' 11" (1.68m x 1.50m)

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

Bedroom 2 9' 6" x 8' 2" (2.89m x 2.49m)

Window to side aspect, radiator, walk in wardrobe, (6'10 x 3'11).

Bathroom 6' 9" x 5' 9" (2.06m x 1.75m)

White suite comprising panel bath with shower over, wall mounted wash basin with mixer tap, close coupled w.c, obscure window to side aspect, extractor.

Outside

Parking.

Site Fees

Pitch fee £5888.11 per annum

