



GAME ESTATES

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55a Seaview
Church Lane
East Mersea
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Asking Price £39,999



- 2020 Swift Bordeaux model
- Open aspect to front
- Good size master bedroom
- Shower room & en-suite
- Decking to front and side aspects
- Short walk to beach access
- Double opening doors to decking
- Open plan kitchen/lounge/diner

This two-bedroom 2020 Swift Bordeaux caravan is located on Coopers Beach holiday park. This is not a residential park. Holiday homes cannot be occupied as a permanent address. The park has an 11-month licence, with annual site fees approx. £7295.00 per annum

- **Open plan kitchen/Lounge/diner**

18' 4" x 11' 9" (5.59m x 3.58m)

Double opening casement doors to the decking, feature electric fireplace, radiator, dining room table and chairs, inset stainless steel sink with mixer tap, double oven, extractor, window to the side, fitted microwave, integral fridge and freezer, boiler cupboard, wine rack.

- **Bedroom 1**

11' 8" x 10' 10" (3.56m x 3.30m)

Window to the rear, radiator, fitted double wardrobe, dressing table.

- **En-Suite**

3' 9" x 3' 5" (1.14m x 1.04m)

Obscure window to the side, radiator, close coupled WC, wall mounted wash basin with mixer tap.

- **Bedroom 2**

7' 8" x 5' 8" (2.34m x 1.73m)

Window to the side, fitted wardrobe and cupboards

- **Shower Room**

6' 2" x 3' 5" (1.88m x 1.04m)

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

- **Site fees**

£7295 per annum Lease remaining: 14 years

