



GAME ESTATES

PROPERTY SALES & LETTINGS

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

£85,000



Three bedroom lodge with distant sea views

Decking to front and side aspects

Willerby Mapleton 2022 40` x 20`

Parking

Open plan lounge/kitchen/diner

Excellent condition throughout

25-year lease remaining

Mains gas central heating

This Willerby Mapleton 2022, 40` x 20` lodge is situated on the sought-after Oyster Rise on Coopers Beach Holiday Park with distant views over the Estuary. This provides the ideal holiday home, with the park having an 11-month licence. The asking price includes all furnishings, including the media unit in the lounge area. The Holiday home is connected to the mains for gas. This is not a residential park. Holiday homes cannot be occupied as a permanent address. Pitch fees £7447.29 per annum. Guest passes with discounts, club house with indoor and outdoor swimming pool.

Kitchen

22' 2" x 19' 4" (6.76m x 5.89m)

Fitted oven, microwave, integral washing machine and dishwasher, wine fridge, American Fridge, gas hob, extractor, inset sink with mixer tap, patio door to front, boiler cupboard.

Bedroom 1

10' 2" x 9' 8" (3.10m x 2.95m)

window to the side, fitted wardrobe, dressing table.

En-Suite

8' 5" x 3' 5" (2.57m x 1.04m)

Walk in shower, wash basin on a vanity unit with mixer tap, close coupled WC, wall mounted heated towel rail, obscure window to the side.

Bedroom 2

7' 6" x 9' 5" (2.29m x 2.87m)

2 Windows to the side, built in wardrobe.

Bedroom 3

8' 9" x 6' 8" (2.67m x 2.03m)

Window to the side, fitted wardrobe, radiator.

Bathroom

7' 4" x 6' 7" (2.24m x 2.01m)

Bath, shower, shower screen, wall mounted heated towel rail, wash basin on vanity unit with mixer tap, closed coupled WC, obscure window to the side.

Lease remaining: 25 years

Site fees: £7447.29

