



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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252 West Mersea Holiday Park  
Seaview Avenue  
West Mersea  
Essex  
CO5 8DA

£89,995



Ambleside 2023 model caravan

High standard Fittings

Decking to front, side and rear

Paved driveway

Gas central heating

Modern Design

Close to the sea and beach huts

Clubhouse with owner discounts

This beautifully presented modern two-bedroom Ambleside 2023 model caravan with decking to front, side and rear is offered in excellent condition, en-suite and shower room, velux windows, 17-year lease remaining, Asguard sheds, close to sea and beach huts, clubhouse with owner discounts, 11-month site. Site fees £

### Hall

10' 3" x 2' 7" (3.12m x 0.79m)

Radiator, part obscure glazed entrance door, boiler cupboard.

### Kitchen/lounge/diner

19' 10" x 12' 7" (6.05m x 3.84m)

Fitted double oven, fitted microwave, integral Fridge and Freezer, gas hob, integral dishwasher, washing machine, sky light, 2 x radiators, patio doors to front, dining table and chairs, sofa bed.

### Bedroom 1

9' 7" reducing 4"x 7" x 12' 4" Reducing 8"1 (2.92m x 3.76m)

Window to the side, radiator, fitted wardrobe.

### En-Suite

5' 11" x 4' 1" (1.80m x 1.24m)

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

### Bedroom 2

8' 3" x 6' 5" (2.51m x 1.96m)

Window to the side, fitted wardrobe, radiator.

### Shower Room

7' 9" x 3' 4" (2.36m x 1.02m)

Walk in shower, wash basin with mixer tap on vanity unit, closed coupled WC, Velux window

Lease remining: 17 years

Site fees £5195 per annum

