



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

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

£105,000



Three bedroom lodge with uninterrupted views

Large decking 12` x 23` wide

Willerby Mapleton 2022 40` x 20`

Parking

Open plan lounge/kitchen/diner

Excellent condition throughout

27 year lease remaining

Gas central heating

This three bedroom Willerby Mapleton 2022, 40` x 20` lodge is situated on Coopers Beach Holiday Park with uninterrupted views, ideal holiday home, the park has an 11-month licence. The asking price includes all furnishings, This is not a residential park. Holiday homes cannot be occupied as a permanent address. Guest passes with discounts, club house with indoor and outdoor swimming pool.

Open plan Lounge/kitchen/diner

19' 4" x 21' 10" (5.89m x 6.65m)

Patio doors to front decking with sea view, two radiators, window to side aspects, inset sink with mixer tap, wine fridge, integrated washing machine and dishwasher, gas hob, fitted oven, microwave, American Fridge freezer, boiler

Bedroom 1

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

Window to the side, radiator, wardrobe and drawers

En-Suite

3' 5" x 8' 8" (1.04m x 2.64m)

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

Bedroom 2

9' 6" x 7' 6" (2.90m x 2.29m)

Window to the side, radiator, open wardrobe.

Bedroom 3

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

Obscure window to the side, radiator, wardrobe.

Bathroom

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

Obscure window to the side, bath, shower over with shower screen, wall mounted heated towel rail, close coupled WC

Site fees: £7950 Lease remaining: 27 years

