GAME ESTATES
PROPERTY SALES & LETTINGS

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20 Woodlands
West Mersea Holiday Park
Seaview Avenue
West Mersea
CO5 8DA

£175,000



Two double bedroom Lodge

Private gated location close to the beach

2021 model, lease remaining 25 years

Sea Views

Open plan lounge, dining & kitchen

Decking to front, rear and side aspects

Block paved driveway

Mains gas central heating & air conditioning

Two double bedroom 2021 lodge with decking to front, rear and side aspects with sea views. Located on West Mersea holiday park, private gated location close to the beach, block paved driveway, off road parking, modern interior, dressing room and en-suite, 25-year lease , site fees approx £7245 included, mains gas central heating, 11 month site, clubhouse with owners discount. Holiday lets possible. holiday homes cannot be used as a permanent residence.

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.

Open plan kitchen/lounge/diner: 25' 0" x 19' 4" (7.62m x 5.89m)
Work surfaces with inset stainless-steel sink with mixer tap, integral fridge, freezer and dishwasher, fitted double oven, gas hob, extractor over, fitted microwave, cupboard housing gas boiler and washing machine, patio doors and window to front decking with sea views, electric effect fire, dining room table and chairs, two radiators, two windows to side aspect, hot and cold air conditioning unit.

Hallway
Radiator, doors to:

Bedroom 1: 9' 9" x 9' 7" (2.97m x 2.92m)
Two windows to side aspect, six door wardrobes, dressing table, radiator, door to en-suite.

En-suite: 5' 6" x 4' 11" (1.68m x 1.50m)
White suite comprising enclosed shower, pedestal wash basin with mixer tap, close coupled w.c, wall mounted heated towel rail.

Bedroom 2: 9' 6" x 8' 9" (2.90m x 2.67m)
Window to side aspect, radiator, door to dressing room.

Dressing Room: 6' 9" x 3' 3" (2.06m x 0.99m)
Hanging rail and shelves.

Family bathroom: 6' 9" x 5' 6" (2.06m x 1.68m)
White suite comprising bath with shower over, shower screen, wash basin on vanity unit with mixer tap, close coupled w.c, wall mounted heated towel rail, extractor fan, obscure window to side aspect.

Lease remaining: 25 years
Site fees £7245 per annum







