



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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

£190,000



Two double bedroom Lodge

Private gated location close to the beach

2018 model, lease remaining 19 years

All fixtures and fittings to remain

Open plan lounge, dining & kitchen

Decking to front, side & rear aspects

Block paved driveway

Mains gas central heating

Two double bedroom high spec Omar Colorado 50` x 22` 2019 model lodge with large decking to front, side and rear aspects. Unoverlooked rear decking, located on West Mersea holiday park, private gated location close to the beach, block paved driveway, off road parking, all fixtures and fittings included, 19 year lease, site fees approx £6995 inclusive of VAT, mains gas central heating, 11 month site, clubhouse

**Entrance Hall:**

Storage cupboard, boiler cupboard, radiator

**Open plan lounge/diner:**

Two double opening casement doors to decking, two radiators, windows to side, door to kitchen.

**Kitchen:**

Roll top work surfaces with inset stainless steel sink with mixer tap, gas hob, fitted oven, integral fridge, freezer, and dishwasher, window to side aspect, door to:

**Utility Room**

Work surface with inset stainless sink unit with mixer tap, boiler cupboard, washing machine, window to side aspect, door to hallway.

**Study**

Window to side aspect, fitted office furniture.

**Bedroom 1:**

Windows to side aspect, radiator, two fitted double wardrobes and drawers, door to:

**En-suite:**

White suite comprising walk in shower, bowl with mixer tap on vanity unit, closed coupled wc, part tiled, radiator, obscure window to the side.

**Bedroom 2:**

Window to the side, 2 fitted double wardrobes, dressing table, radiator

**Bathroom:**

Shower and screen, bath, obscure window to the side, vanity unit with wash basin, closed coupled WC, radiator

**Outside**

Decking to front, side and rear, un-overlooked to the rear, paved area for storage shed, paved parking.

