



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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[WWW.GAME-ESTATES.CO.UK](http://WWW.GAME-ESTATES.CO.UK)

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

£38,500



- Two Bedroom caravan
- 2019 Willerby Sky Model
- Decking to the front with sea views
- Shower room & En-suite
- Additional side decking
- Off road parking
- Gas central heating
- Offered in excellent condition

Game Estates are delighted to offer this 2019 two bedroom Willerby Sky caravan with wrap around decking and distant sea views located on the popular West Mersea Holiday Park, close to the beach. Modern clubhouse with restaurant, paved parking, 11 month site, holiday homes cannot be used for permanent living.

Lounge

11' 8" x 16' 6" (3.56m x 5.03m)

Double opening casement doors to decking, sea views, radiator, electric fire, sofa bed.

Kitchen

8' 4" x 11' 8" (2.54m x 3.56m)

Double oven, integral Fridge/freezer, fitted dishwasher, boiler cupboard, inset stainless steel sink with mixer tap, window to the side, radiator.

Bedroom 1

9' 10" x 7' 11" (3.00m x 2.41m)

Window to the side, fitted double wardrobe, dressing table, radiator.

En-Suite

3' 3" x 3' 5" (0.99m x 1.04m)

Close coupled WC, Pedestal wash basin with mixer tap, wall mounted heated towel rail.

Bedroom 2

8' 1" x 5' 7" (2.46m x 1.70m)

Window to the side, fitted wardrobe and drawers, radiator.

Bathroom

6' 8" x 3' 5" (2.03m x 1.04m)

Enclosed shower, close coupled WC, Pedestal wash basin with mixer tap, wall mounted heated towel rail.

Site fees

£5195 per annum

Lease remaining 14 years

