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

£85,000



Two bedroom lodge with distant sea views

Willerby Mapleton 2021 40` x 20`

Open plan lounge/kitchen/diner

26-year lease remaining

Decking to front and side aspects

Parking

Excellent condition throughout

Gas central heating

This Willerby Mapleton 2021, 40` x 20` lodge is situated on the sought-after Oyster Rise on Coopers Beach Holiday Park with distant views over the Estuary. This provides the ideal holiday home, with the park having an 11-month licence. The asking price includes all furnishings, including the media unit in the lounge area. The Holiday home is connected to the mains for gas. The Lodge also benefits from many upgrades at time of purchase including galvanized frame, Tech package (75" TV Dolby Atmos surround sound and Ceiling Bluetooth speakers) This is not a residential park. Holiday homes cannot be occupied as a permanent address. Pitch fees £8008.20 per annum. Guest passes with discounts, club house with indoor and outdoor swimming pool.

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 Lounge/kitchen/diner**

  19' 4" x 22' 3" (5.89m x 6.78m)

  Spacious living area with a fully equipped kitchen featuring: Media Unit, patio doors to the front with distant sea views, window to the side and front and two radiators, fitted oven, gas hob, inset stainless steel sink with mixer tap, extractor, American style fridge freezer, integrated dishwasher, washing machine/ dryer, wine fridge, fitted microwave. Large corner sofa with double pull out bed.

- **Bedroom 1**

  11' 2" x 8' 2" (3.40m x 2.49m)

  Window to the side, radiator, large wardrobe and cupboard. With King size bed.

- **En-Suite**

  4' 11" x 8' 11" (1.50m x 2.72m)

  White suite with enclosed shower, wash basin with mixer tap, wall mounted heated towel rail, obscure window to the side, close coupled WC.

- **Bedroom 2**

  11' 2" x 8' 1" (3.40m x 2.46m)

  Window to the side, radiator, open wardrobe. With 2 single beds.

- **Bathroom**

  7' 3" x 6' 7" (2.21m x 2.01m)

  Close coupled WC, wash basin with mixer tap on a vanity unit, wall mounted heated towel rail, bath, shower over, shower screen, obscure window to the side.

- **Outdoor space**

  Unwind on the large 23' x 12' (7.01m x 3.65m) private front decking with ample room for family dining/ lounging and enjoying the distant views of the estuary. Extended decking at the side to allow room for a BBQ and storage.







