GAME ESTATES
PROPERTY SALES & LETTINGS

01206 384810 WWW.GAME-ESTATES.CO.UK 01621 869986

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

£85,000



- Three bedroom lodge with distant sea views
- Willerby Mapleton 2022 40` x 20`
- Open plan lounge/kitchen/diner
- 25-year lease remaining
- Decking to front and side aspects
- Parking
- Excellent condition throughout
- Mains gas central heating

This Willerby Mapleton 2022, 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. 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.

Kitchen
22' 2" x 19' 4" (6.76m x 5.89m)
Fitted oven, microwave, integral washing machine and dishwasher, wine fridge, American Fridge, gas hob, extractor, inset sink with mixer tap, patio door to front, boiler cupboard.

Bedroom 1
10' 2" x 9' 8" (3.10m x 2.95m)
window to the side, fitted wardrobe, dressing table.

En-Suite
8' 5" x 3' 5" (2.57m x 1.04m)
Walk in shower, wash basin on a vanity unit with mixer tap, close couped WC, wall mounted heated towel rail, obscure window to the side.

Bedroom 2
7' 6" x 9' 5" (2.29m x 2.87m)
2 Windows to the side, built in wardrobe.

Bedroom 3
8' 9" x 6' 8" (2.67m x 2.03m)
Window to the side, fitted wardrobe, radiator.

Bathroom
7' 4" x 6' 7" (2.24m x 2.01m)
Bath, shower, shower screen, wall mounted heated towel rail, wash basin on vanity unit with mixer tap, closed coupled WC, obscure window to the side.

Lease remaining: 25 years
Site fees: £8008.20







