



GAME ESTATES

PROPERTY SALES & LETTINGS

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55 Oyster Rise
Coopers Beach Holiday Park
Church Lane
East Mersea
Essex
CO5 8TJ

£74,000



- Two bedroom lodge
- Open views to front with views to Estuary
- Open plan kitchen/lounge
- En-suite and dressing room to master bedroom
- 40` x 20` Willoughby Clearwater model
- 2017 model
- Front and side decking
- Can be offered for holiday lets

This two bedroom Willerby Clearwater 2017, 40` x 20` lodge is in Oyster Rise, the newest addition to the park on Cooper Beach holiday park with mains gas supply. Sea views. This is not a residential park. Holiday homes cannot be occupied as a permanent address. The park has an 11 month licence. 21 year lease remaining, site fees £5500 per annum.

Lounge

22' 2" x 19' 5" (6.75m x 5.91m)

Open plan with electric fire, double opening casement doors to decking and views, three radiators, cupboard housing boiler, two windows to side aspect, window to front aspect.

Kitchen

9' 8" x 9' 7" (2.94m x 2.92m)

Comprehensive range of units comprising roll top worksurface with inset stainless-steel sink with mixer tap, drawers and cupboards under, integral dishwasher, fridge, freezer, fitted microwave, breakfast bar, fitted oven, extractor over, window to side aspect, entrance door to side aspect.

Bedroom 1

9' 7" x 9' 1" (2.92m x 2.77m)

Window to side aspect, dressing table, radiator, dressing room (5'7 x 4'6).

En-suite

5' 6" x 4' 11" (1.68m x 1.50m)

White suite comprising enclosed shower cubicle, wash basin in vanity unit, close coupled w.c, obscure window to side aspect, extractor, radiator.

Bedroom 2

9' 6" x 8' 2" (2.89m x 2.49m)

Window to side aspect, radiator, walk in wardrobe, (6'10 x 3'11).

Bathroom

6' 9" x 5' 9" (2.06m x 1.75m)

White suite comprising panel bath with shower over, wall mounted wash basin with mixer tap, close coupled w.c, obscure window to side aspect, extractor.

Outside

Parking.

Site Fees £5500 per annum

Lease remaining: 21 years remaining

