GAME ESTATES
PROPERTY SALES & LETTINGS
01206 384810 WWW.GAME-ESTATES.CO.UK 01621 869986

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

£110,000



- Private gated location close to beach
- West-facing deck to entrance overlooking grassed area
- Enclosed private deck to front from lounge.
- Block paved driveway for several vehicles
- Galleried open plan lounge/kitchen/diner with feature fireplace and TV point
- Kitchen island breakfast bar/prep area
- Two bathrooms: main and en-suite shower room
- Bedroom 1: ensuite, two heated fitted double wardrobes, TV point
- Bedroom 2: heated fitted double wardrobe
- Metal shed to rear, external water tap
- 43-year lease remaining

Two double bedroom 40` x 20` lodge, West Facing deck to front door overlooking grass area, located on West Mersea holiday park, private gated location close to the beach, 42-year lease, site fees approx. £7325 inclusive of VAT, mains gas central heating, 11-month site, clubhouse with owner's discount.

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 Kitchen/lounge/diner: 19' 2" x 20' 11" (5.84m x 6.38m)
Double opening casement doors to decking, windows to side aspects, feature fireplace, tv point, integral fridge and freezer, washing machine and dishwasher, inset stainless steel sink with mixer tap, fitted oven, built in microwave, gas hob, island breakfast bar.
Hall
Radiator and loft access
Bedroom 1: 12' 12" x 9' 3" (3.96m x 2.82m)
Window to side aspect, two double fitted heated wardrobes, radiator, TV point, en-suite shower room
En-Suite: 7' 3" x 3' 11" (2.21m x 1.19m)
Walk in shower, closed coupled WC, pedestal wash basin with mixer tap, obscure window to rear aspect, wall mounted heated towel rail, vanity cabinet.
Bedroom 2: 10' 3" x 9' 9" (3.12m x 2.97m)
Window to rear aspect, heated fitted double wardrobe, radiator
Bathroom: 6' 7" x 5' 5" (2.01m x 1.65m)
Panel bath, pedestal wash basin with mixer tap, close coupled WC, obscure window to the side, wall mounted heated towel rail.

Lease remaining 42 years **Site fees** £7325 per annum











