



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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59 Oyster Rise  
Coopers beach  
Church Lane  
East Mersea  
CO5 8TN

£99,000



Three bedroom 2017 Portland model lodge

Wrap around decking

Open views to front with views of the Estuary

24 years lease remaining

Open plan kitchen/lounge and dining room

Paved parking & storage shed

Members passes with discounts

En-suite to master bedroom

This Portland 2017 40` x 20` lodge is situated on Coopers Beach Holiday Park with distant views over the Estuary, ideal holiday home, the park has an 11 month licence. Wrap around decking with steps leading down at two points. This is not a residential park. Holiday homes cannot be occupied as a permanent address. Pitch fees £5000 per annum.

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/dining room 23' 8" x 19' 5" (7.21m x 5.91m)

Lounge/dining room Patio doors leading to decking with distant views towards the Estuary, windows to side aspects, electric fire, three radiators. Kitchen: Roll top work surfaces with inset stainless steel sink with mixer tap, drawers and cupboards under, fitted oven with hob, extractor over, integral fridge/freezer and dishwasher, glazed entrance door, boiler cupboard, window to side aspect.

Bedroom 1 13' 7" x 8' 6" (4.14m x 2.59m)

Fitted double wardrobe, chest of drawers and dressing table, window to side aspect, radiator, door to en-suite.

En-suite 5' 7" x 5' 4" (1.70m x 1.62m)

White suite comprising enclosed shower, close coupled w.c, pedestal wash basin with mixer tap, wall mounted heated towel rail, obscure window to side aspect.

Bedroom 2 10' 4" x 8' 0" (3.15m x 2.44m)

Fitted double wardrobe, chest of drawers, window to side aspect, radiator.

Bedroom 3 8' 4" x 8' 1" (2.54m x 2.46m)

Fitted double wardrobe, window to side aspect, radiator.

Family Bathroom 6' 10" x 5' 2" (2.08m x 1.57m)

White suite comprising panel bath with shower over, shower screen, wash basin in vanity unit with mixer tap, close coupled w.c, obscure window to side aspect, extractor, wall mounted heated towel rail.

Lease remaining: 24 years

Site fees: £5000 per annum

