



GAME ESTATES

PROPERTY SALES & LETTINGS

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

£245,000



50` x 22` Omar bespoke lodge

Low maintenance construction

5 years old with 45 years lease remaining,
11 month licence

Mains gas central heating and log burner

Private gated location

Driveway for 4 vehicles

Decking to front and side, extended rear deck

Location of decking provides all day sun

50` x 22` Omar two bedroom, two bathroom bespoke lodge located on West Mersea holiday park in a private gated location, wrap around decking, extended to rear providing all day sun, beautifully presented with modern fittings throughout, parking for 4 vehicles, mains gas central heating and log burner, 45 years lease remaining, truly a home from home, 11 month site close to the beach.

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.

Entrance Hall

Radiator, controls for burglar alarm, cloaks cupboard, three full height cupboards with boiler and plumbing for washing machine, additional storage cupboard.

Lounge 20' 10" x 13' 8" (6.35m x 4.16m)

Two sets of French doors to front decking, log burner, window to side aspect, radiator, range of low level storage cupboards, inset audio speakers and DAB sound system.

Dining area 12' 0" x 10' 4" (3.65m x 3.15m)

Window to side aspect, radiator.

Kitchen 11' 10" x 10' 4" (3.60m x 3.15m)

Comprehensive range of high and low level units with 90cm Smeg electric cooker and induction hob, quartz worktops with inset sink and mixer tap, American fridge freezer with ice maker and water dispenser, wine fridge, extractor fan and Housing, dishwasher, control panel for sound system.

Bedroom 1 14' 8" x 11' 6" (4.47m x 3.50m)

Two fitted wardrobes, window to side aspect, radiator, doorway to en-suite.

En-suite 11' 6" x 5' 11" (3.50m x 1.80m)

Recently re-fitted, fully tiled with walk in shower, large heated towel rail with additional electric element, range of low level units with inset sink and back to wall w.c, extractor fan, window to side aspect, shaver socket and illuminated mirror.

Bedroom 2 11' 3" x 10' 4" (3.43m x 3.15m)

Fitted wardrobes, window to side aspect, radiator.

Family Bathroom 7' 2" x 6' 1" (2.18m x 1.85m)

White fully tiled suite comprising double end bath with mixer taps, separate shower over with foldable screen, vanity unit with inset sink back to wall electric flush w.c, heated towel rail and element, extractor.

Outside

Wrap around decking to rear and side 20` x 15` at rear, side decking 24` x 10`, front decking 20`10 x 10` 8` x 6` Shed to rear Extended block paved driveway for 4 vehicles Located West to East providing all day sun on decking.

Site fees apply

Holiday homes cannot be used as a permanent residence

