



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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[WWW.GAME-ESTATES.CO.UK](http://WWW.GAME-ESTATES.CO.UK)

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8 West Mersea Holiday Park  
Seaview Avenue  
West Mersea  
Essex  
CO5 8DA

£25,000



One/Two Bedroom Caravan

Close to beach and local amenities

2010 Abi Willerby Vogue model

Paved parking

Decking to side

11 month site

Rear garden area

Site fees £4375 per annum

This one/two bedroom Abi Willerby Vogue 2010 model caravan is situated on West Mersea Holiday Park with decking to side, rear garden area and paved parking and distant sea views, close to the beach. Modern clubhouse with member discounts, holiday homes cannot be used for permanent living.

Lounge/kitchen/Diner: 21' 6" x 11' 9" (6.55m x 3.58m)

Open plan with windows to front and side aspects with distant sea views, two radiators, glazed entrance door, work surface with inset stainless steel sink unit with mixer tap, drawers and cupboards under, double oven with gas hob, extractor over, microwave, integral fridge and freezer.

Bedroom 1: 11' 9" x 8' 2" (3.58m x 2.49m)

Double window to rear aspect, radiator, storage, opening to dressing room.

En-suite: 3' 5" x 3' 3" (1.04m x 0.99m)

White suite comprising close coupled w.c, wash basin on vanity unit, wall mounted heated towel rail, obscure window to side aspect.

Bedroom 2/ dressing room: 8' 10" x 5' 9" (2.69m x 1.75m)

Shelves and drawers, wardrobe, window to side aspect.

Shower Room: 5' 11" x 3' 5" (1.80m x 1.04m)

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

Site Fees & lease

£4375 per annum + 8 years lease remaining

