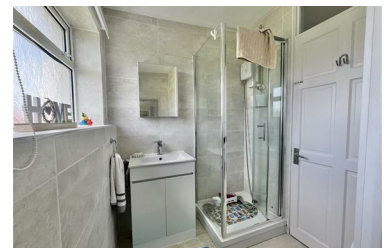




Bishops Drive, Bel Air Chalet Estate Seawick, CO16 8SZ

Located in Seawick's popular Bel Air Chalet Estate, is this TWO BEDROOM HOLIDAY CHALET. The property is situated 3.5 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The property is positioned within 500 feet of St Osyth's beaches and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'3 x 7'6 Lounge
- 10'8 x 7'3 Kitchen
- 7'3 x 5'7 Shower Room
- Electric Heating (n/t)
- Fully Double Glazed
- Holiday Home Status
- No Onward Chain
- Council Tax Band A
- EPC Rating E



Price £55,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:



LOUNGE / KITCHEN

18'2 narrowing to 7'6 x 15'3 narrowing to 7'3

Fitted kitchen suite comprising wood effect rolled edge work surfaces with White wall mounted cabinets with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Inset hob with extractor hood above. Inset oven. (All appliances not tested). Space for fridge. Tiled splashbacks. Storage heater. Double glazed window to front. Door to:



BEDROOM ONE

7'10 x 7'5

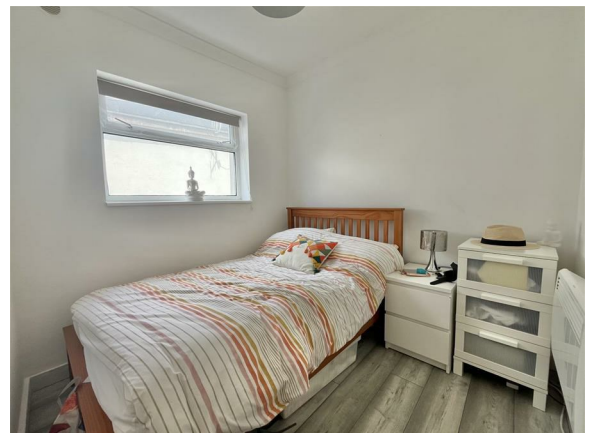
Double glazed window to rear. Electric panel heater.



BEDROOM TWO

7'8 x 7'5

Double glazed window to side. Electric panel heater.



SHOWER ROOM

7'3 x 5'7 max

Three piece suite comprising low level W.C. Vanity wash hand sink basin unit with cupboards below. Step in shower cubicle with wall mounted electric shower above (not tested). Space for washing machine. Cupboard. Fully tiled walls. Two double glazed windows to rear.



OUTSIDE

Built in storage cupboard. Paved patio pathway leading to the front door with the remainder being laid to lawn. Enclosed by small wooden fencing.



Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £1483.98 Per Annum

Length of lease (years remaining): 28 Annual ground rent amount (£): Ground rent review period (year/month):

Annual service charge amount (£): Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):

For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

JB 06/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 363 sq.ft. (33.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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