110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents



Seawick Road, Bel Air Chalet Estate
Seawick, CO16 8SJ

Located in the popular 'Bel Air Chalet Estate', Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM HOLIDAY CHALET. The property is listed as 'holiday home status' and benefits from being offered with NO ONWARD CHAIN. The property is situated 3.5 miles from Clacton-on-Sea's train station, town centre and seafront. 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' x 10'8 Lounge
- 6' x 4'11 Kitchen
- Shower Room
- Seperate W.C
- 29 Lease Years Remaining
- Holiday Home Status
- No Onward Chain
- Council Tax Band A
- EPC Rating F







Offers In Excess Of £50,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

LOUNGE

15'0 x 10'8

Double glazed window to front. Sliding door to:





KITCHEN

6'0 x 4'11

Fitted kitchen suite comprising: Oak wood effect rolled edge work surfaces with grey wall mounted cabinets with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Space for fridge. Tiled slash backs. Single glazed window to rear.



BEDROOM ONE

7'7 x 7'5

Single glazed window to side.



BEDROOM TWO

7'11 x 7'0

Single glazed window to rear.



SHOWER ROOM

5'6 x 2'5

Step in shower cubical with shower attachment above (not tested). Door to:



SEPERATE W.C.

7'3 x 2'5

High level W.C. Wash hand sink basin. Single glazed window to rear. Partly tiled walls.



OUTSIDE

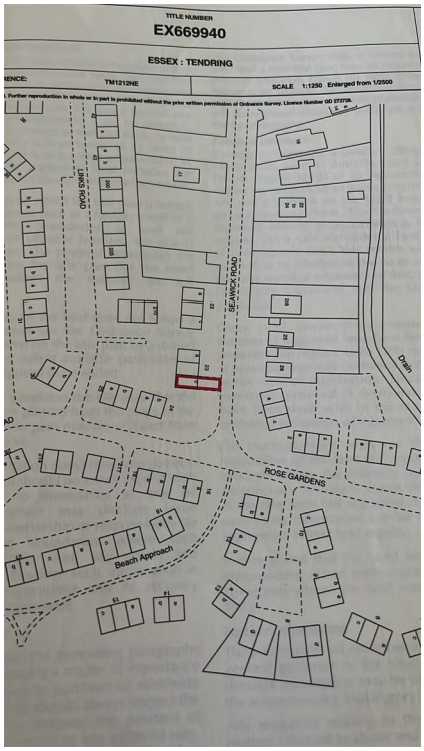
Paved patio pathway leading to front door with remainder being laid to lawn. Enclosed by small wooden fencing.





PLOT

The vendor has advised us the front is owned.



Material Information (Leasehold Property)

Tenure: Leasehold
Council Tax: Tendring District Council; Council Tax Band; A Payable 2026/2027 £1532.85 Per Annum

Length of lease (years remaining): 29 Annual ground rent amount (£): 70 Ground rent review period (year/month): Yearly Annual service charge amount (£): N/A Service charge review period (year/month): N/A
Any Additional Property Charges:

Services Connected:
(Gas): No (Electricity): Yes (Water): Mains (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: No

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 08/26

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
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 348 sq.ft. (32.4 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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