



Club Parade St Osyth, CO16 8SX

Sheen's Estate Agents are pleased to offer this TWO BEDROOM HOLIDAY CHALET located on 'Bel-Air Chalet Estate'. This property is being offered with NO ONWARD CHAIN and is in need of Modernisation. A viewing is advised to see what this property has to offer.

- Two Bedrooms
- 14'11 x 7'3 Lounge
- 7'7 x 7'3 Bedroom
- Electric Storage Heaters (n/t)
- Holiday Home Status
- No Onward Chain
- Council Tax Band A
- EPC Rating F



Price £30,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

14'11 x 7'3

Electric storage heater (n/t). Double glazed window to front.



KITCHEN

7'8 x 7'3

Fitted with a range of white fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset sink unit. Space for cooker. Double glazed window to rear.



BEDROOM ONE

7'7 x 7'3

Double glazed window to side.



BEDROOM TWO

5'9 x 4'9

Double glazed window to rear.



SHOWER ROOM & W/C

Low level W/C. Corner shower cubical with wall mounted shower attachment (not tested). Wall mounted hand wash basin. Double glazed window to rear.



OUTSIDE



Agents Note

The seller has advised that the Fir Trees surrounding this property are not owned. Therefore, there is a fee with JS Estates (Management Company) and Solicitors for this to be resolved. The Fees are £1000 for licence £750 + VAT for JS Estates, £1250 + VAT for JS Estates solicitor to handle it.

The area the fir trees and the property surround is also not owned. To obtain ownership of this it will cost an additional £5,000 on top of the figures shown above. This would add the front and side garden as part of the property.

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 (£35.00) Ground rent review period (year/month): 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): Yes

(Sewerage Type): Mains Drainage

(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.

EH 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.

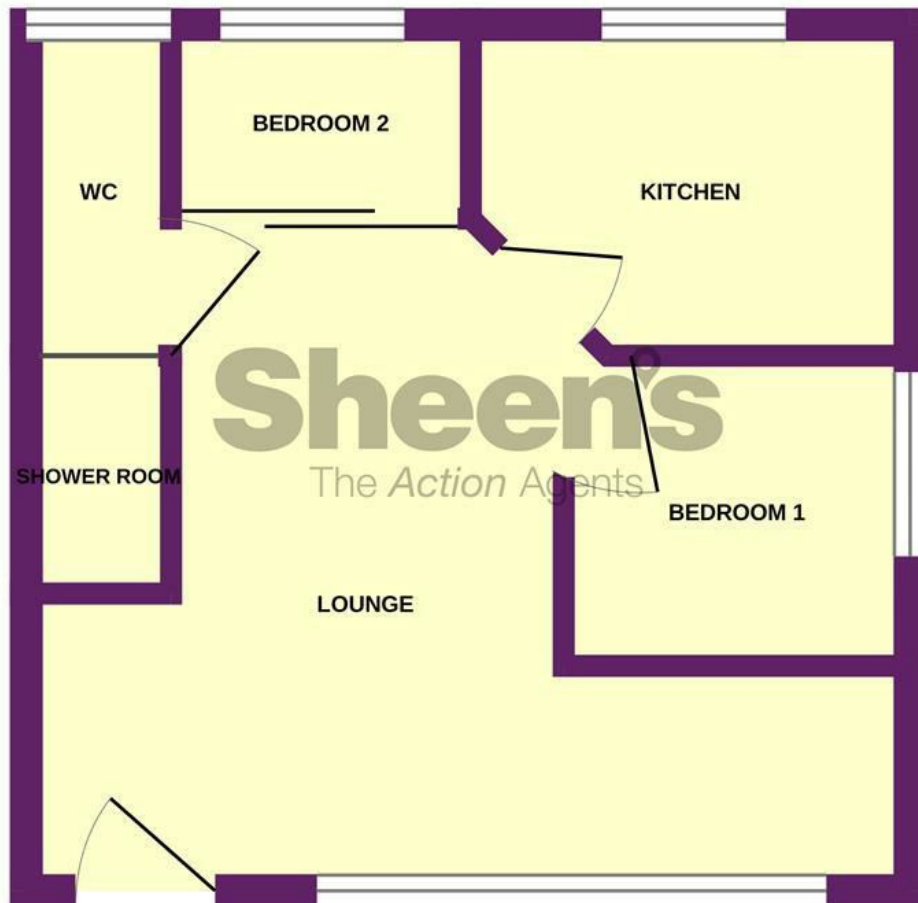
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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.

GROUND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 244 sq.ft. (22.7 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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Sheen's
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