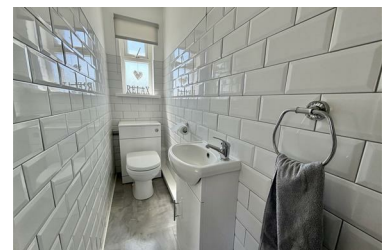




Lilac Avenue, Bel Air Chalet Estate Seawick, CO16 8ST

Located in the popular 'Bel Air Chalet Estate', Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI DETACHED HOLIDAY CHALET. The property is listed as 'holiday home status' and benefits from being offered as NO ONWARD CHAIN. The property is situated within 3.5 miles from Clacton-on-Sea's town centre, mainline railway station and seafront. An internal inspection is advised to appreciate the accommodation on offer.

- Two Bedrooms
- Lounge 18' max x 14'11 max
- Shower Room 10'8 x 2'4
- Kitchen 5'8 x 4'9
- Fully Double Glazed
- Electric Heating (n/t)
- Holiday Home Status
- No Onward Chain
- Council Tax Band A
- EPC Rating E



Price £45,000 Leasehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

UPVC double glazed door to:

LOUNGE

18'0 narrowing to 12'11 x 14'11 narrowing to 7'4

Storage heater. Double glazed window to front. Opening to:



KITCHEN

5'8 x 4'9

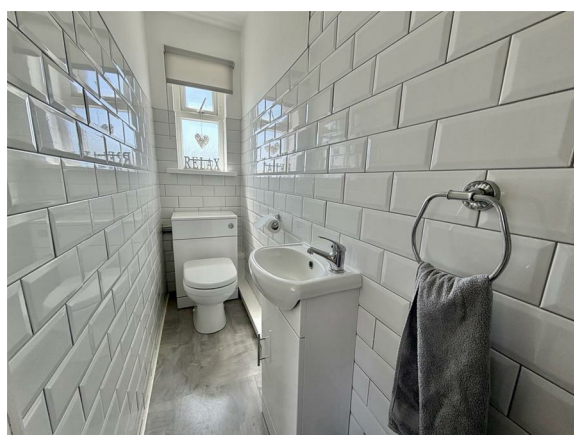
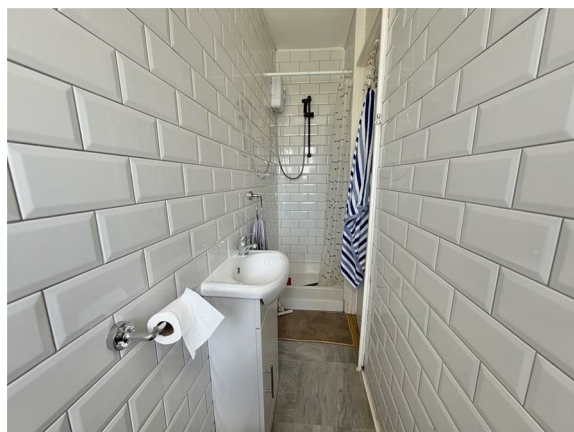
Wood effect rolled edge work surfaces. White wall mounted cabinets with cupboards and draws below. Inset single drainer stainless steel sink unit. Space for cooker. Fully tiled walls. Doubled glazed window to rear.



SHOWER ROOM

10'8 x 2'4

Three piece suite comprising: low level W.C. Vanity wash hand sink basin with cupboards below. Step in shower with wall mounted electric shower above (not tested). Fully tiled walls. Double glazed window to rear.



BEDROOM ONE

7'7 x 7'2

Panel heater. Double glazed window to side.



BEDROOM TWO

7'7 x 7'1

Panel heater. Double Glazed window to rear.



OUTSIDE FRONT



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): 26 Annual ground rent amount (£):35 Ground rent review period (year/month): Annual service charge amount (£): N/A 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 -

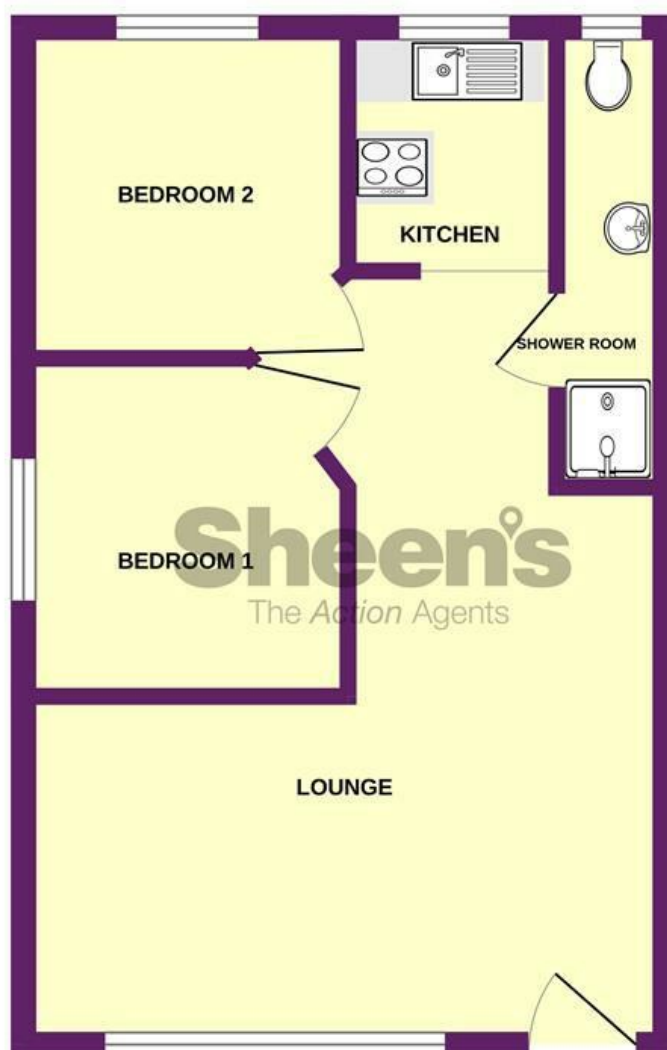
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 352 sq.ft. (32.7 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
The Action Agents