



Beach Approach Seawick, St. Osyth, CO16 8SL

Located on the Bel Air Chalet Estate in Seawick, St Osyth, is this TWO BEDROOM SEMI-DETACHED HOLIDAY CHALET offered with vacant possession. The property is conveniently situated close to the sea front has around 30 years remaining on the Lease with the ground rent being approximately £60 per year.

- Two Bedrooms
- 15'4 x 7'3 Lounge Area
- 11 x 7'10 Kitchen Area
- Open Plan Living Space
- Double Glazed Windows
- Shower Room
- No Onward Chain
- Holiday Home Status
- Council Tax Band A
- EPC Rating C

£51,000 Leasehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

LOUNGE AREA

15'4 x 7'3

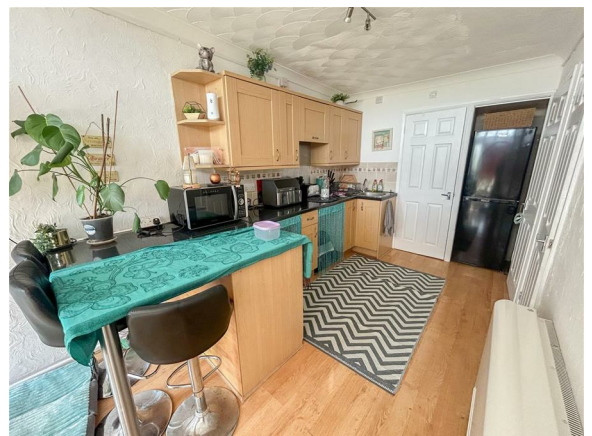
Electric storage heater (not tested). Wood effect laminate flooring.
Double glazed window to front. Open access to;



KITCHEN AREA

11' x 7'10

Fitted with a range of medium oak shaker style units, comprising of laminated rolled edge work surfaces with cupboards and drawers below. Range of wall mounted matching units. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Under-counter cooker recess. Breakfast bar. Wood effect panelled flooring. Tall fridge freezer space. Door to;



BEDROOM ONE

7'10 x 7'2

Electric heater (not tested). Wood effect flooring. Double glazed window to rear.



BEDROOM TWO

7'2 x 6'11

Electric heater (not tested). Wood effect flooring, Double glazed window to side.



SHOWER ROOM

Fitted with a modern three piece suite comprising; Shower cubicle with wall mounted electric shower (not tested). Vanity hand wash basin with cupboards below. Concealed cistern low level W.C. Extractor fan (not tested). Wood effect flooring. Electric heater (not tested). Double glazed window to rear.



OUTSIDE



EH 06/25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Leasehold Property)

Tenure: Leasehold - Holiday Home Status
Length of lease (years remaining): 30 Years
Annual ground rent amount (£): £60 Per Year
Ground rent review period (year/month): TBC
Annual service charge amount (£): N/A
Service charge review period (year/month): N/A

Council Tax Band: A
Any Additional Property Charges: No

Services Connected:
(Gas): No
(Electricity): yes
(Water): yes
(Sewerage Type): Mains drainage
(Telephone & Broadband): TBC

Non-Standard Property Features To Note: Holiday Home Status - This property is fitted with Solar Panels.

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

SEAWICK SEA FRONT

The property is situated just 100 metres from the sea front.



GROUND FLOOR



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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