110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents



Priory Close

Seawick, St Osyth, CO16 8TA

Located on the 'Bel Air Estate', Sheens Estate Agents are pleased to offer this TWO BEDROOM SEMI-DETACHED HOLIDAY CHALET. The coastal town of Clacton-on-Sea is within 4 miles with the Historic Village centre of St. Osyth within one and three quarter miles. The property has approximately 30 years remaining on the lease and benefits from a ground rent of just £35 per Annum. An early internal inspection is advised to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 15'5 x 8'6 Lounge
- 5'10 x 4'11 Kitchen
- 8' x 7'7 Bedroom One
- Shower Room & Separate W/C
- Fully Double Glazed
- Holiday Home Status
- No Onward Chain
- Council Tax Band A & EPC Rating F
- Viewing Advised







Price £39,995 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

15'5 x 8'6

Double glazed window to front. Double glazed door to front.







KITCHEN

5'10 x 4'11

Fitted with a range of white panelled fronted wall mounted units Comprising; Rolled edge worksurfaces with cupboards and drawers below. Inset stainless steele sink unit. Space for cooker. Double glazed window to rear.



BEDROOM ONE

8' x 7'7

Built in wardrobes. Wall mounted hand wash basin. Double glazed window to rear.



BEDROOM TWO

7'6 x 7'5

Built in wardrobes. Double glazed window to side.



SHOWER ROOM & W/C

Low level W/C. Wall mounted hand wash basin. Shower cubical with wall mounted shower attachment (not tested).





OUTSIDE



EH 11/25

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.

Material Information (Leasehold Property)

Tenure: Leasehold
Council Tax: Tendring District Council; Council Tax Band ; Payable 2025/2026 £1424.94 Per Annum

Length of lease (years remaining): 30
Annual ground rent amount (£35.00):
Ground rent review period (year/month): N/a
Annual service charge amount (£): N/a
Service charge review period (year/month): N/a

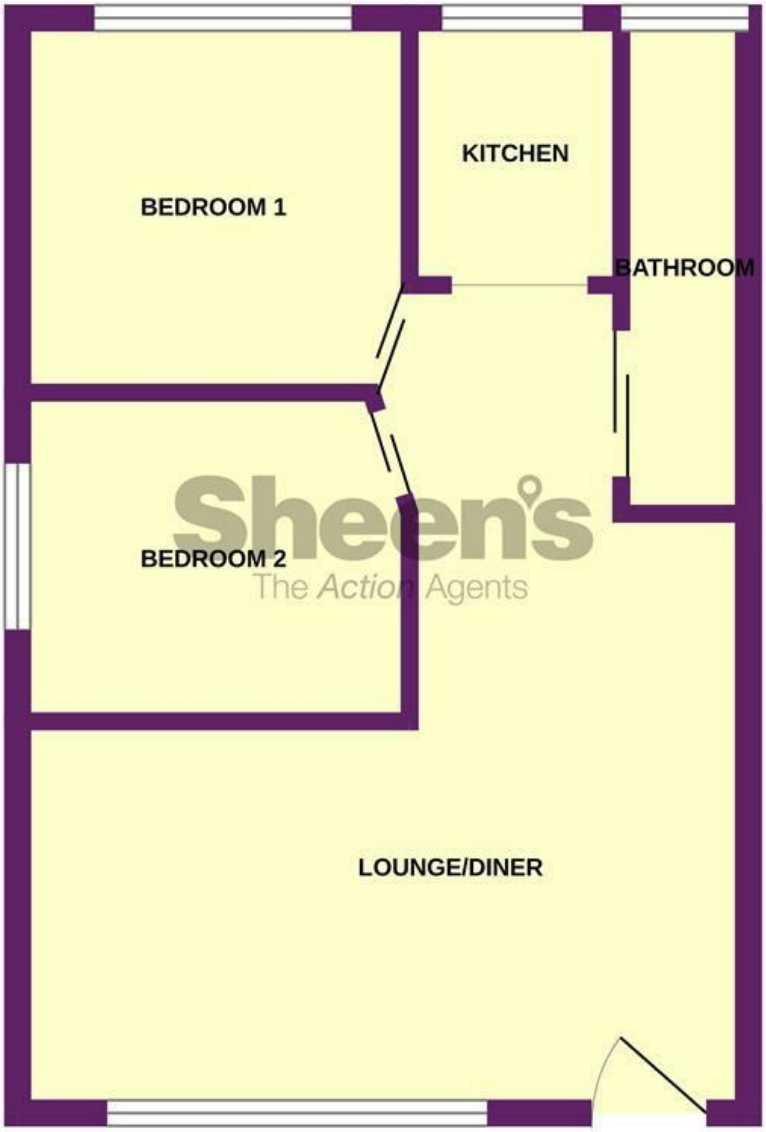
Any Additional Property Charges:

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 the fence would need to be taken down to comply with the leaseholders. If anyone wishes the fence to be kept they could do so by applying to approval of

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.

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.
Made with Metropix ©2025