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

Bishops Drive, Bel Air Chalet Estate
Seawick, CO16 8SZ

Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM MID TERRACED HOLIDAY CHALET. The chalet is listed as holiday home status and it benefits from being offered with NO ONWARD CHAIN. The chalet is located approximately 3.5 miles away from Clacton-on-Sea mainline railway station, town centre and regenerated seafront. An internal inspection is highly advised to appreciate the accomodation on offer.

- Bedroom 11'7 x 7'2
- Lounge/ Kitchen 18'0 max x 14'10 max
- Shower Room 7'3 max x 5'10 max
- Fully Double Glazed
- Holiday Home Status
- Lease Years Remaining
- Off Street Parking
- No Onward Chain
- Council Tax Band A
- EPC Rating D

Price £35,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

LOUNGE KITCHEN

18'0 max x 14'10 max

Double glazed bay window to front. Electric radiator. Kitchen suite comprising: Wood effect rolled edge work surfaces with wood effect wall mounted laminate cabinets with a range of cupboards and drawers below. Inset single drainer stainless steel sink unit (not tested). Space for fridge. Space for freezer. Space for cooker. Space and pluming for washing machine. Tiled splash backs. Door to:

BEDROOM

11'7 x 7'2

Double glazed window to rear.

SHOWER ROOM

7'3 max x 5'10 max

Three piece suite comprising: Low level W.C. Pedestal wash hand sink basin. Step in double shower cubical with wall mounted electric shower above (not tested). Built in storage cupboard. Fully tiled walls. Fully tiled floors. Double glazed window to rear.

OUTSIDE FRONT

Fully paved patio front garden. Outside storage cupboard. Off street parking.

AGENTS NOTE

The vendor has advised us that the paved patio area to the front of the property forms part of the property and is included in the ownership. The lease clearly states you are able to park one motor vehicle at the front 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): 100 Annual ground rent amount (£): £400 Ground rent review period (year/month): Annual service charge amount (£): N/A Service charge review period (year/month):

Any Additional Property Charges: N/A

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: N/A

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.

SF 10/26

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

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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