

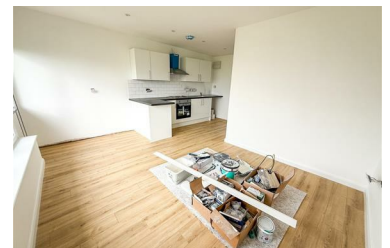


Rose Gardens Seawick, St. Osyth, CO16 8SW

Located on the Bel Air Estate in Seawick, St Osyth, is this ONE BEDROOM MID-TERRACED HOLIDAY CHALET. Having undergone a complete modernisation programme by the current vendor, an early viewing is strongly advised. The property has around 29 years remaining on the Lease with the ground rent being approximately £25 per year.

- 12'5 x 7'5 Bedroom
- 17'2 max Lounge/Kitchen
- Modern Shower Room
- Holiday Home Status
- No Onward Chain
- 100m to Seafront
- Viewing Advised
- EPC Rating F
- Vacant Possession

Price £45,000 Leasehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

LOUNGE/KITCHEN

17'2 x 15'5 < 10'9

'L' shaped Lounge/Kitchen with; Wood effect panelled flooring. Wall mounted electric heater (not tested). Double glazed window to front. Sunken spot lights.

Kitchen area comprises; Cream gloss laminate fronted units with rolled edge work tops and cupboards below. Range of matching wall mounted units. Inset four ring ceramic electric hob with stainless steel splash back and stainless steel extractor hood above. Space and plumbing for washing machine and undercounter fridge space. Breakfast bar. Doors to Shower Room and Bedroom.



KITCHEN AREA VIEW



LOUNGE AREA VIEW



BEDROOM

12'5 x 7'5

Wood effect flooring. Double glazed window to rear.



SHOWER ROOM

Walk in double shower cubicle with wall mounted shower (not tested). Tiled splash backs. Low level W.C. Vanity wash hand basin with storage below. Chrome effect electric heated towel rail. High gloss tiled flooring. Two double glazed windows to rear.



SEAWICK SEAFRONT

The property is situated within 100 metres of the sea front at Seawick.



Material Information (Leasehold Property)

Tenure:

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2025/2026 £1471.37 Per Annum

Length of lease (years remaining): Approx 29 Annual ground rent amount (£): £50 per annum Ground rent review period (year/month): Annual service charge amount (£): 0 Service charge review period (year/month):

Any Additional Property Charges: No

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: Holiday Home Status means the property should not be lived in all year around. Also the property previously had a fire and has been renovated back to a habitable condition by the insurance company.

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.

JE 0326

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

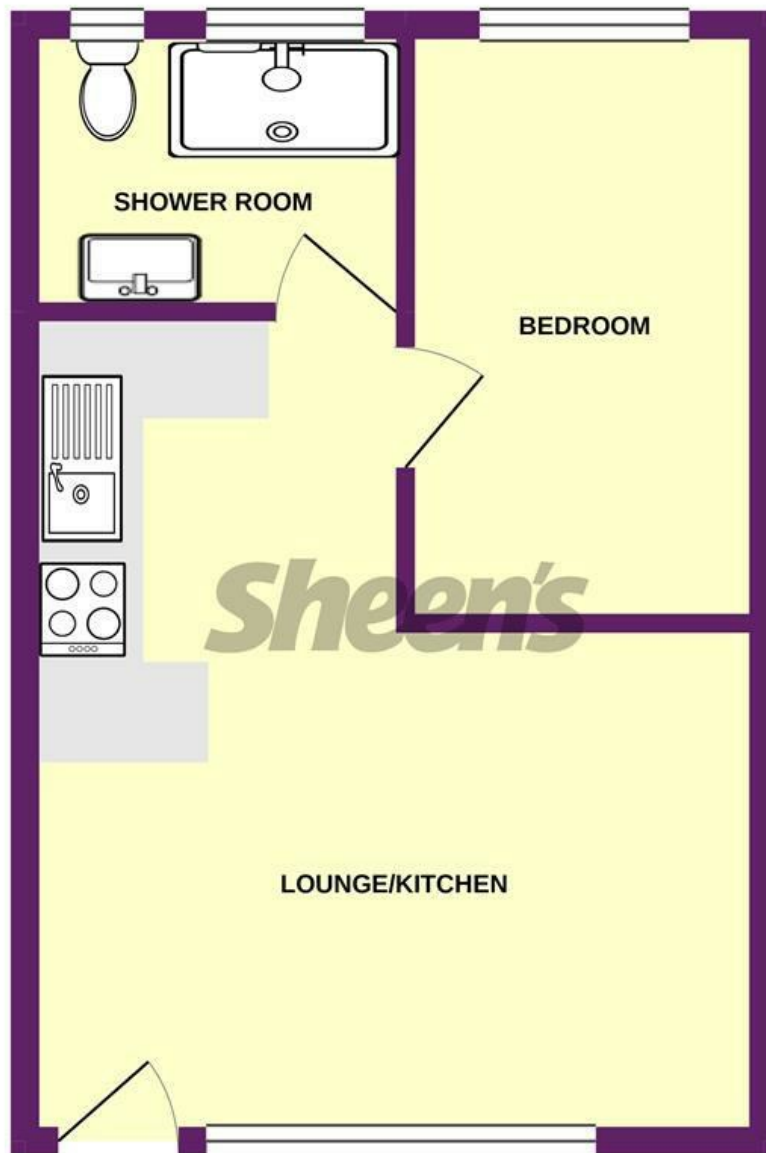
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

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

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