



## Priory Close, Bel Air Chalet Estate Seawick, St. Osyth, CO16 8TA

Located on the Bel Air Chalet Estate in Seawick Sheen's Estate Agents are pleased to offer for sale this **FULLY FURNISHED ONE BEDROOM SEMI-DETACHED HOLIDAY CHALET** which has undergone complete renovation by the current owner. The property is conveniently situated close to the **SEAFRONT** and has around 91 years remaining on the Lease. An internal inspection is highly recommended to appreciate the accommodation on offer.

- 15' x 7'8 Bedroom
- 15'2 x 9' Lounge
- 10'4 x 7'4 Kitchen
- Shower Room
- Fully Double Glazed
- Allocated Front & Rear Garden
- Close To Seafront
- Holiday Home Status
- Refurbished and Fully Furnished
- EPC Rating E



**Offers In Excess Of £49,000 Leasehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

### LOUNGE

15'2 x 9'

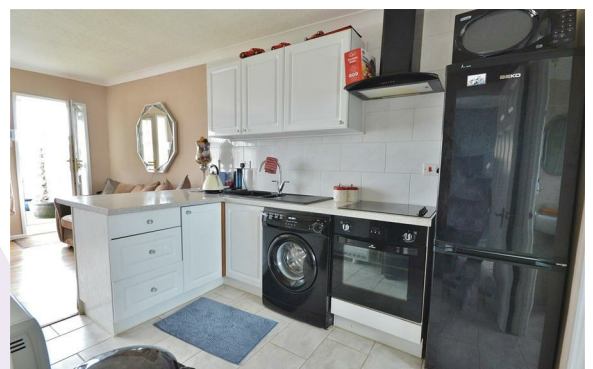
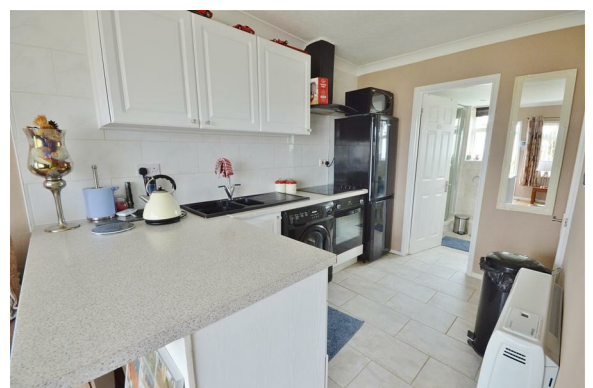
Wall mounted electric feature fire place (not tested). Double glazed window to front. Open access to:



### KITCHEN

10'4 x 7'4

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Selection of matching wall units with cupboards and drawers at both eye and floor level. Inset four ring electric hob oven under and extractor hood above (not tested). Space and plumbing for washing machine. Space for fridge freezer. Tiled splash backs. Wall mounted storage heater. Door to:



### SHOWER ROOM

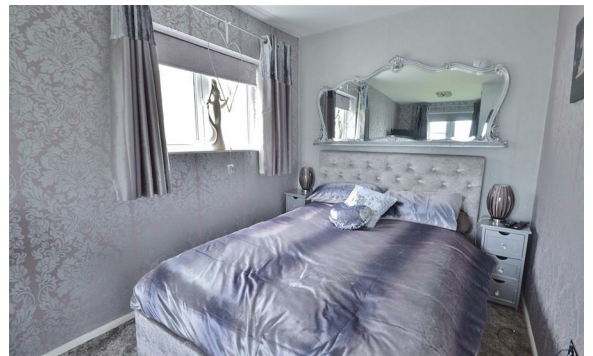
Three piece suite comprising; Low level W.C. Pedestal hand wash sink basin with mixer tap. Standing shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Fully tiled. Double glazed window to rear.



### BEDROOM

15' x 7'8

Built in wardrobe. Double glazed window to side. UPVC double glazed french doors leading to rear.



### OUTSIDE - FRONT

Wooden gates providing access to off road parking. Artificially lawned. Side pedestrian access to the rear.



### OUTSIDE - REAR

Artificially lawned providing parking for vehicles.



### BA 07/22

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; £50 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.

### 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

Length of lease (years remaining): Approx 73 years

Annual ground rent amount (£): £450 per year

Ground rent review period (year/month): TBC

Annual service charge amount (£): TBC

Service charge review period (year/month): TBC

Council Tax Band: A

Any Additional Property Charges: TBC

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: Holiday Home status.

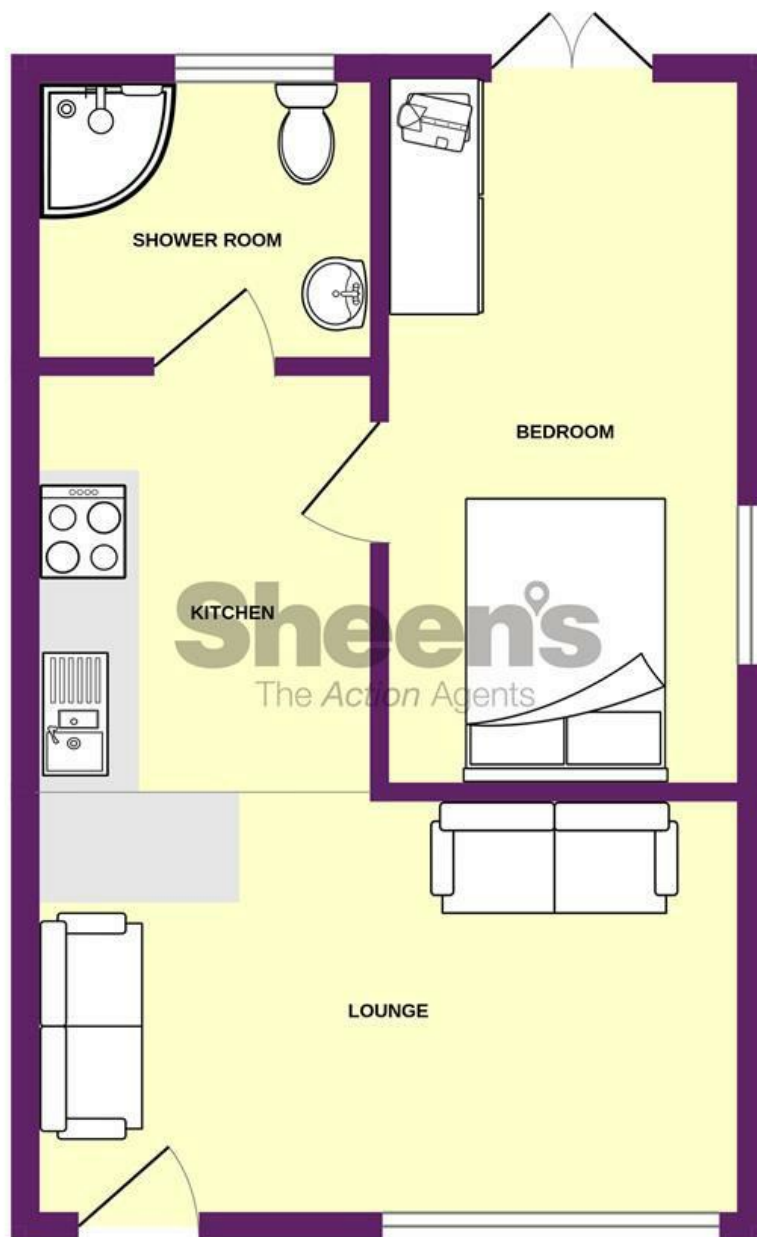
### AGENTS NOTE

The vendor has informed us that the property will be sold fully furnished. (All appliances not tested).





## 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

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**Sheen's**  
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