



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

Positioned on the popular Bel Air Chalet Park in the Essex Coastal resort of Seawick, St. Osyth, is this impressively presented 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 31 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 and décor on offer.

- Two Bedrooms
- 15'5 Lounge/Diner
- 5'6 Kitchen Area
- Shower Room & Separate W.C
- Fully Double Glazed
- Enclosed Front Garden Area
- Holiday Home Status
- No Onward Chain
- Council Tax Band A
- Viewing Advised

**Price £52,000 Leasehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### LOUNGE/DINER

15'5 max x 13'3 max

'L' shaped Lounge/Diner. Feature electric fireplace (not tested). High gloss tiled flooring. Double glazed tall oriel bay window to front. Open access to Kitchen and doors to Bedrooms and Shower Room.



### LOUNGE AREA VIEW



## DINING AREA VIEW



## KITCHEN

5'6 x 4'11

Fitted with a range of white grove panel fronted units. Comprises wood panel effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset circular bowl stainless steel sink unit with mixer tap. Tiled splashbacks. Wood effect flooring. Double glazed window to rear.



## BEDROOM ONE

7'11 x 7'8

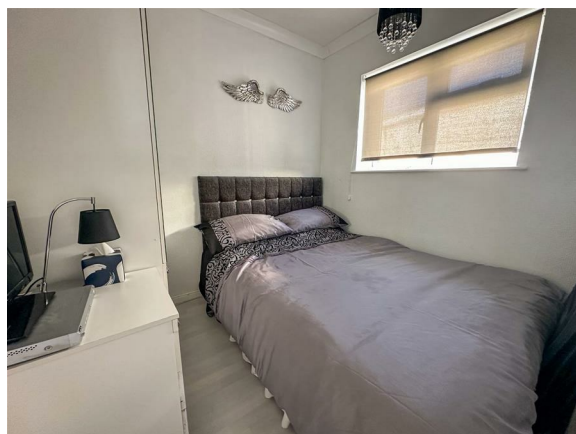
Wood effect flooring. Double glazed window to rear.



## BEDROOM TWO

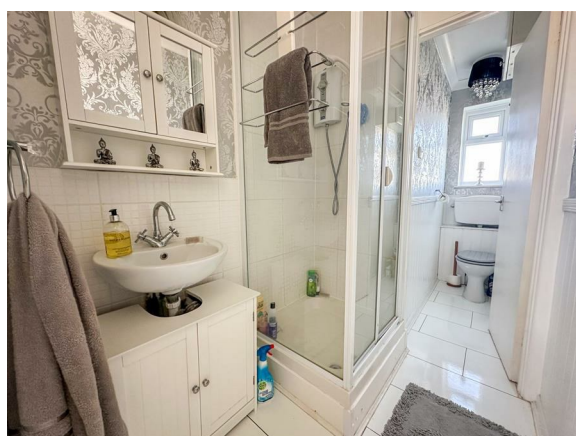
7'8 x 7'5

Wood effect flooring. Double glazed window to side.



## SHOWER ROOM

Independent shower cubicle with wall mounted electric shower (not tested). Wash hand basin. Tiled splash backs. High gloss tiled flooring. Part wood panel walls. Door to Separate W.C.



## SEPARATE W.C

Low level W.C. Part wood panel walls. High gloss tiled flooring. Double glazed window to rear.

## OUTSIDE

The property benefits from a low maintenance front garden. Paved patio area. Remainder laid to artificial lawn. Enclosed by small picket fence.





### SEAWICK SEA FRONT

Seawick sea front is positioned within 150 metres.



### Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: A

Length of lease (years remaining): 31 Years Annual ground rent amount (£): £35 per annum 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: £426.91 Buildings Insurance (Via JS Estates)

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: Holiday Home Status

### JE 0424

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.

### 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

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## 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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