



## Beach Approach St Osyth, CO16 8SP

Positioned on the popular Bel Air Chalet Park in the Essex Coastal resort of Seawick, St. Osyth, is this BEAUTIFULLY 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 30 years remaining on the lease and benefits from a ground rent of just £25 per Annum. An early internal inspection is advised to appreciate the accommodation and décor on offer.

- Two Bedrooms
- 15'1 x 12'2 Lounge
- 6'1 x 4'10 Kitchen
- Shower Room
- Fully Double Glazed
- Enclosed Front Garden Area
- Holiday Home Status
- No Onward Chain
- Viewing Advised
- Council Tax Band A

**Price £50,995 Leasehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### LOUNGE

15'1 x 12'2

Wall mounted electric radiator (not tested). Double glazed windows to front. Open access to;



### KITCHEN

6'1 x 4'10

Fitted kitchen suite comprises; Laminated rolled edge work surfaces with inset single drainer sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Double glazed window to rear.





### BEDROOM ONE

7'4 x 8'

Wall mounted electric radiator (not tested). Double glazed window to rear.



### BEDROOM TWO

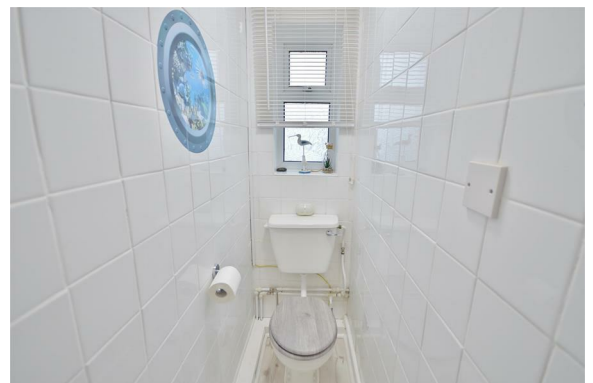
7'5 x 7'3

Wall mounted electric radiator. Double glazed window to side.



### SHOWER ROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted shower and shower attachment above. Fully tiled. Double glazed window to rear.



### OUTSIDE - FRONT

Patio paved path leading to front entrance. Remainder being laid to lawn. Enclosed by panelled fencing.



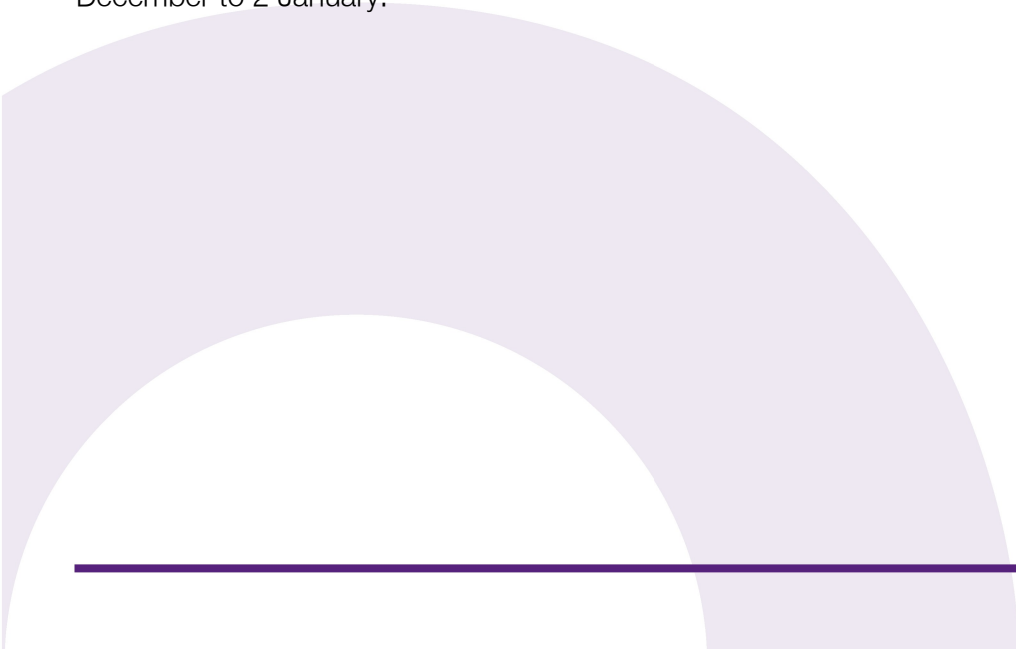
### BA 0225

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.

### AGENTS NOTES

The vendor had made us aware that you can occupy the chalet between the hours of 12am Friday – 12am Monday during the period 31 October to 1 March and at all times during the Christmas period from 24 December to 2 January.



## Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: A

Length of lease (years remaining): 30 Annual ground rent amount (£): £25.00 Ground rent review period (year/month): Annual service charge amount (£): Service charge review period (year/month):

Any Additional Property Charges: N/A

Services Connected:

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

Non-Standard Property Features To Note: System built, as built.

## Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

## 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.



## 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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