



Priory Close St Osyth, CO16 8TA

Positioned on the popular Bel Air Chalet Park in the Essex Coastal resort of Seawick, St. Osyth, is this 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 around 30 years remaining on the lease and a yearly ground rent of £60.

- Two Bedrooms
- 15'2 x 12'1 max Lounge/Diner
- Shower Room & W.C.
- 5'11 Kitchen
- Double Glazed Windows
- Coastal Village Location
- No Onward Chain
- Holiday Home Status
- Council Tax A
- EPC Rating TBC



Price £40,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

LOUNGE/DINER

15'2 x 12'1 narrowing to 8'10

Wood effect flooring. Feature ornamental period fire surround with tiled half. Open access to lobby. Doors to:



ALTERNATE VIEW OF LOUNGE/DINER



BEDROOM ONE

7'11 x 7'5 max

Double glazed window to rear.



BEDROOM TWO

7'6 x 7'5

Double glazed window to side.



KITCHEN

5'11 x 4'11

Fitted with a range of wood effect fronted units comprises laminated rolled edge work tops with cupboards below. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring electric hob with under counter electric oven. Integrated tall fridge freezer (all appliances not tested). Wall mounted units. Wood effect flooring. Double glazed window to rear.



SHOWER ROOM

6'6 x 2'3

Walk in shower cubicle. Vanity wash hand basin with cupboard below. Further door to separate W.C.



SEPARATE W.C

Concealed cistern low level W.C. Double glazed window to rear.



OUTSIDE

Please note that although the property currently has fences around the front lawn, this is a personal licence which is non-transferable and an additional licence can be sought/purchased from the managing agents should you wish to keep the fence in place.



SEAWICK SEA FRONT

Seawick sea front is positioned within 200 metres.



Material Information (Leasehold Property)

Tenure: Leasehold

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

Length of lease (years remaining): 30 Annual ground rent amount (£): £60 Ground rent review period (year/month): Annual service charge amount (£): n/a Service charge review period (year/month): n/a

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: Please note that although the property currently has fences around the front lawn, this is a personal licence which is non-transferable and an additional licence can be sought from the managing agents should you wish to keep the fence in place.

JE 10/25

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.

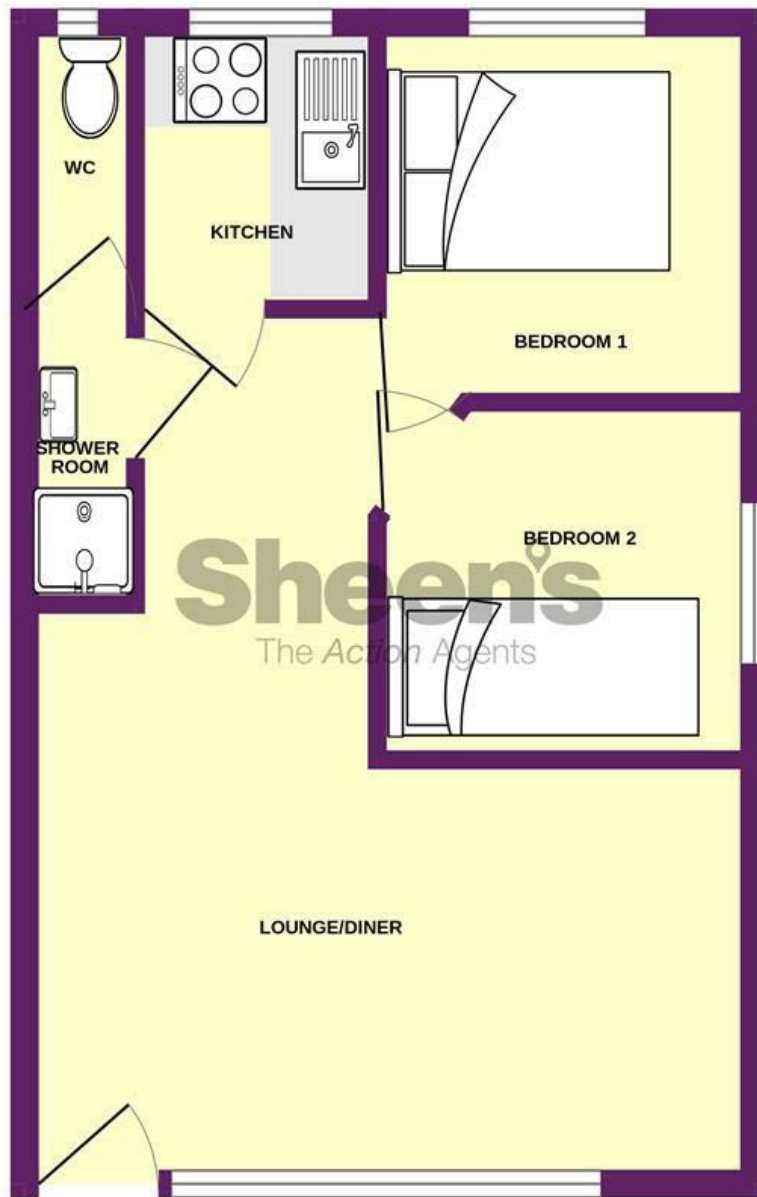
Particular Disclaimer

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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