110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents



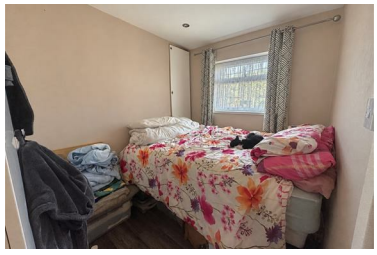
Bel Air Chalet Estate
Seawick, CO16 8SS

Located in the Bel Air Estate, Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM SEMI DETACHED HOLIDAY CHALET. The property benefits from being offered with NO ONWARD CHAIN and is being listed as a Holiday Home Status. The property is located approximately Three and a half miles away from Clacton-on-Sea mainline railway station, town centre and regenerated seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- 9'9 x 6'9 Bedroom
- 19'1 Max x 14'9 Max Lounge/Kitchen
- 7'6 x 5'7 Bathroom
- Holiday Home Status
- Open Plan Living Space
- 35 Lease Years Remaining
- No Onward Chain
- Council Tax Band A
- EPC Rating D







Price £47,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed door to:

LOUNGE/KITCHEN

19'1 Max x 14'9 Max

Fitted kitchen suite comprising: Black square edge work surfaces. Gloss effect white wall mounted cabinets with a range of cupboards and drawers below. Inset single drainer stainless steel sink unit. Inset oven. Inset hob with extractor hood above. Inset fridge. (All appliances not tested). Space and plumbing for washing machine. Tiled splash backs. Double glazed windows to front and side. Door to:







BEDROOM

9'9 x 6'9

Fitted wardrobes. Double glazed window to rear.



BATHROOM

7'6 x 5'7

Three piece suite comprising: Low level W.C. Vanity hand wash sink basin. Panelled bath with wall mounted electric shower (not tested). Heated towel rail. Storage cupboard. Tiled flooring. Double glazed window to rear.



OUTSIDE FRONT





Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council;
Council Tax Band; A
Payable 2026/2027 £1532.85 Per Annum

Length of lease (years remaining): 35 Annual ground rent amount (£): TBC Ground rent review period (year/month): TBC Annual service charge amount (£): TBC Service charge review period (year/month): TBC

Any Additional Property Charges: No

Services Connected:
(Gas): No (Electricity): Yes (Water): Mains (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

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.

SF 11/26

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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