



Sea Pink Way Jaywick Village, CO15 2HQ

Located just 35 metres from the Beach in Jaywick Village is this **THREE BEDROOM, TWO RECEPTION AREA, DETACHED CHALET BUNGALOW** of solid brick construction. Clacton's town centre and mainline railway station are located within two miles with local shopping amenities at Tudor Parade approximately half a mile away. An early inspection is strongly advised to appreciate this sea front location and property on offer.

- **Three Bedrooms**
- **17'3 x 9'9 Lounge**
- **9'2 x 7'2 Dining Area**
- **10'11 Max. Kitchen**
- **Modern Shower Room**
- **Gas Central Heating (n/t)**
- **Off Street Parking**
- **Courtyard Style Garden**
- **No Onward Chain**
- **EPC Rating D & Council Tax A**

Price £170,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door to:

LOUNGE

17'3 x 9'9 plus bays

Wood effect flooring. Radiator. Two double glazed bay windows to front. Double glazed windows to side with partial sea views accross neighbouring properties and road. Open access to Dining Room. Doorway to Kitchen.



DINING ROOM

9'2 x 7'10

Wood effect flooring. Radiator. Double glazed window to side.



KITCHEN

10'11 x 6'10

Comprises laminated rolled edge work surfaces. Cupboards and drawer below. Cooker space. Space and plumbing for washing machine. Wall mounted gas boiler (not tested). Wood effect flooring. Part glazed door to side. Stair flight to first floor. Under stairs storage shelving. Doors to:



BEDROOM ONE

9'2 x 8'3

Radiator. Double glazed window to side.



SHOWER ROOM

6'10 x 5'1

Independent shower cubicle. Low level W.C. Pedestal wash hand basin. Radiator. Wood effect flooring. Double glazed window to rear.



FIRST FLOOR LANDING

Radiator. Built in storage cupboards. Doors to:



BEDROOM TWO

11'2 x 8'6

Radiator. Eaves storage cupboard. Double glazed window to rear.



VIEWS FROM BEDROOM TWO



BEDROOM THREE

10'3 max x 9'

Radiator. Double glazed window to front.



OUTSIDE - FRONT

Hardstanding area providing off street parking. Side access to rear garden.

OUTSIDE - REAR

Courtyard style rear garden. Enclosed by panel fencing.



JAYWICK BEACH

Jaywick beach is located around 35 metres.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains
(Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

JE 0624

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

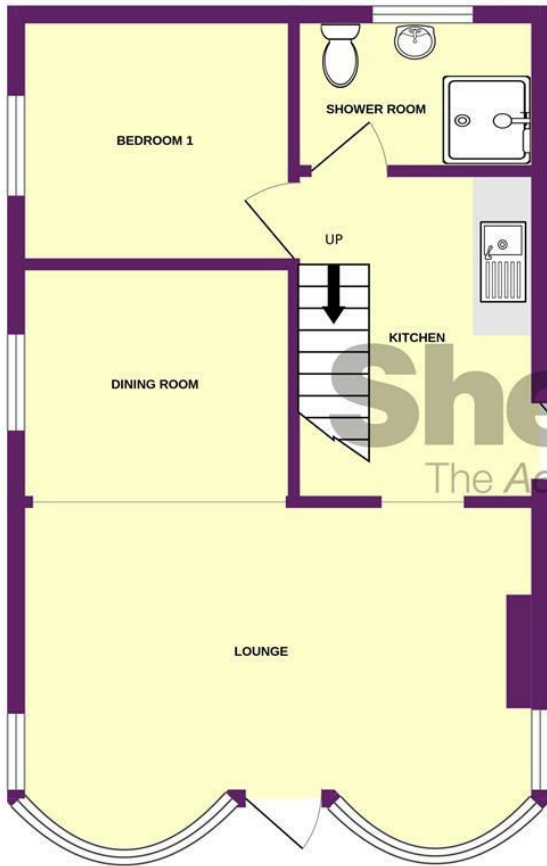
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

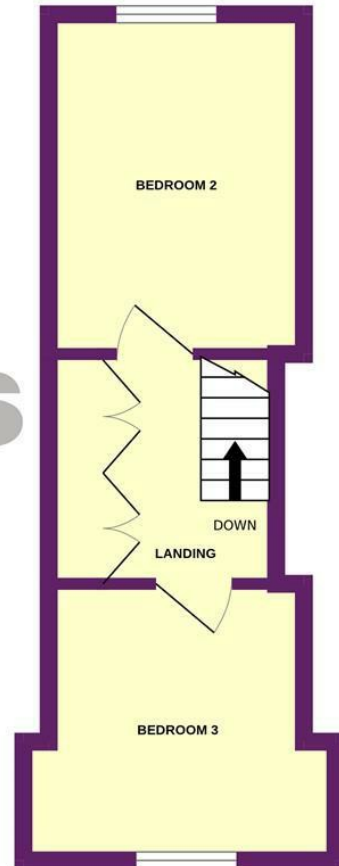
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST 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.
Made with Metropix ©2024

Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

