



Sea Rosemary Way Jaywick Village, CO15 2EQ

Sheen's Estate Agents are pleased to offer for sale this RARE OPPORTUNITY to acquire this THREE BEDROOM DETACHED BUNGALOW located DIRECTLY ON THE BEACH FRONT boasting PANORAMIC SEA VIEWS. The property is located within 200 yards of local shopping amenities with Clacton-on-Sea's Town Centre and Mainline Railway Station approximately two and a half miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 15' x 15'4 Lounge
- 11' x 7'4 Kitchen
- Wet Room
- Majority Double Glazed
- Gas Central Heated (n/t)
- Panoramic Sea Views
- Garage & Off Street Parking
- Storage Area
- EPC Rating D



Price £220,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to;

ENTRANCE PORCH

Glazed windows to side. Additional UPVC double glazed door leading to front. Wooden door leading to;

KITCHEN

11' x 7'4

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above (not tested). Integrated oven and grill above. All appliances not tested. Wall mounted gas combination boiler (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Part tiled. Double glazed window to side. Door to;



LOUNGE

15' x 15'4

UPVC double glazed sliding door leading to outside front. Double glazed windows to both sides. Panoramic sea views. Two radiators;



VIEW FROM LOUNGE



BEDROOM ONE

10'5 x 9'7

Radiator. Double glazed window to rear.



BEDROOM TWO

8'1 x 8'1

Loft access. Radiator. Double glazed window to side.



BEDROOM THREE

8'1 x 6'5

Double glazed window to side.

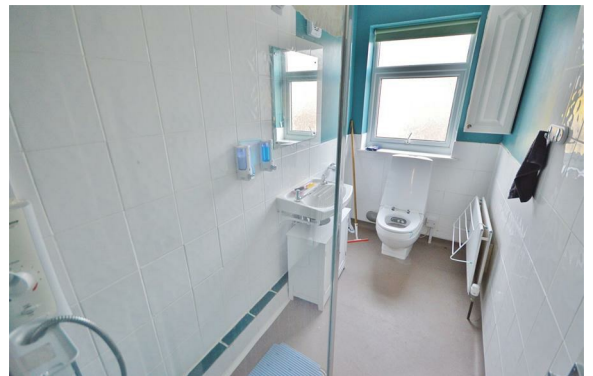


UTILITY AREA

White gloss fronted units. Integrated fridge and freezer (not tested). Additional storage cupboards. Door to;

WET ROOM

Low level W.C. Pedestal hand wash sink basin. Shower cubicle with wall mounted electric shower and shower attachment above (not tested). majority tiled. Radiator, Double glazed window to rear.



OUTSIDE FRONT

Patio paved area providing panoramic sea views, Enclosed by small brick built wall. Side pedestrian access to rear.



SEA VIEWS



OUTSIDE REAR

Hard standing area providing off road parking for multiple vehicles with access to garage. Enclosed workshop area.

STORAGE AREA



GARAGE

Up and over door.



AGENTS NOTE

There is also a covered outside space between the property and the Garage which is currently used as storage.

There is also an extensive area under the property which is currently being used as storage.

BA 12/24

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; £50 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.

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 Drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: The EPC states the property is Part Timber Framed & Brick Built

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



SEA ROSEMARY WAY

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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