



## The Close Jaywick Village, CO15 2RR

Offering Golf Course & Sea Front Views to the rear, is this solid BRICK BUILT DETACHED BUGALOW with TWO ATTIC ROOMS & ONE GROUND FLOOR BEDROOM. Clacton's town centre and mainline rail station are positioned around one and three quarter miles away. Located within 40 Metres of the Sea Front, an early internal inspection is fully advised to appreciate the accommodation, views and location on offer.

- Ground Floor Bedroom
- Two First Floor Attic Rooms
- Golf Course & Sea Front Views
- 16'3 x 9'6 Lounge
- 16'5 x 8'11 Kitchen/Diner
- 17' Conservatory with Views
- Ground Floor Shower Room
- Gas Central Heating (n/t)
- Off Street Parking
- EPC Rating E & Council Tax A

**Price £190,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE PORCH

21'2 x 4'2 nar 3'3

Poly-carbonate roof. Further entrance door to;

### HALLWAY

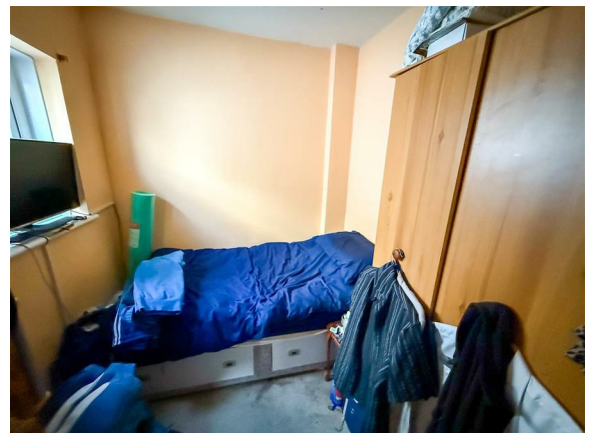
Tiled floor. Radiator. Open access to Kitchen Diner. Doors to;



### BEDROOM

8'3 x 7'1

Radiator. Double glazed window to side.



### SHOWER ROOM

Fitted with a wet style shower room. Accessible shower with wall mounted electric shower (not tested). Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Wall mounted gas boiler serving hot water and central heating systems (not tested). Double glazed window to front.



### KITCHEN DINER

18'5 x 8'11

Fitted with a range of wood effect fitted units comprising laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating glass fronted display cabinets. Inset single drainer stainless steel sink unit with mixer tap. Cooker space. Space and plumbing for washing machine and dishwasher. Undercounter fridge and freezer space. Tiled splash backs. Tiled flooring. Radiator. Stairflight to first floor attic rooms and open access to;



ALTERNATE VIEW OF KITCHEN/DINER



## LOUNGE

16'3 x 9'6

Feature fireplace with inset gas fire (not tested). Radiator. Double glazed window to side. Two double glazed windows to Conservatory. open access to;



## CONSERVATORY

17' x 6'6

Double glazed window to side. Poly-carbonate roof. Double glazed windows to rear overlooking garden, golf course and seafront beyond. Tiled flooring. Double glazed door to rear porch.



## VIEWS FROM CONSERVATORY



## REAR PORCH

14'7 x 3'3

Poly-carbonate roof. Double glazed door to rear garden.

## FIRST FLOOR ATTIC ROOMS

### ATTIC ROOM ONE

15'6 max nar 9'1 x 7'4

Built in eaves storage cupboards. Velux window. Wood effect laminated flooring. Double glazed window to front. Radiator. Open access to;



### ATTIC ROOM TWO

9'1 + recess x 7'4

Radiator. Built in eaves storage cupboard. Wood effect flooring. Double glazed window to rear overlooking golf course and seafront beyond.



## VIEWS FROM ATTIC ROOM 2



## OUTSIDE - FRONT

The front of the property is hard standing providing off street parking for multiple vehicles. Steps leading up to front door.



## OUTSIDE - REAR

Small courtyard garden with views over golf course beyond.



## VIEWS FROM GARDEN



## JAYWICK BEACH

Jaywick Beach is positioned just 40 Metres away



## JE 0125

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](http://www.sheens.co.uk).

## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges: No

Services Connected: (Gas): yes (Electricity): yes (Water): mains (Sewerage Type): mains. (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

## 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

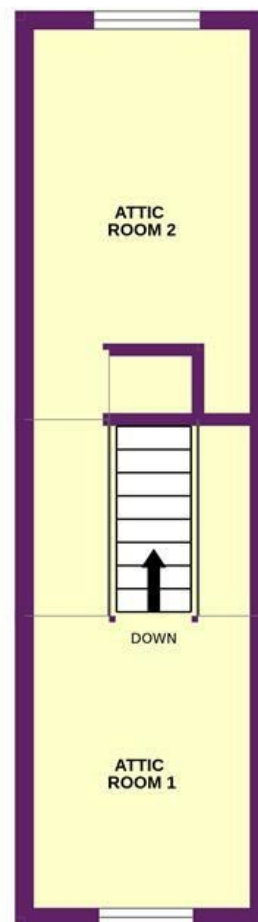
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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.  
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## Selling properties... not promises

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