



## Sea Crescent Jaywick Village, CO15 2HY

Offering Greensward views to the front and deceptively spacious side and rear gardens is this TWO BEDROOM DETACHED BUNGALOW of part timber & part brick construction. The property is situated in the Essex coastal area of Jaywick Village and is conveniently situated around 75 metres from the beaches and sea front. Clacton's town centre and mainline railway station are positioned approximately two and a quarter miles away. An early viewing is advised to appreciated the open plan living and spacious gardens on offer.

- 11'6 x 9'3 Bedroom
- 17'8 Sun Room/Bedroom Two
- 14'7 Lounge/Diner
- 16'8 Fitted Kitchen
- Utility Room
- Three Piece Shower Room
- Air Source Heat Pump Central Heating (n/t)
- 75 Metres From Beach & Sea Front
- 85' Max Side & Rear Garden Space
- EPC Rating TBC & Council Tax A



**Price £127,500 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to Entrance Porch:

### ENTRANCE PORCH

9 x 3'8

Double glazed windows to front. Open Access to Lounge/Diner & Kitchen

### OPEN PLAN LIVING



### LOUNGE/DINER

14'7 x 7'6

Open Plan Lounge/Diner opening onto Kitchen Area. Double glazed window to side. Radiator. Door to Bedroom One.



## BEDROOM ONE

11'6 x 9'3

Radiator. Double glazed oriel box bay window to front. Double glazed window to rear.



## KITCHEN

16'8 x 7'8

Open Plan living space opening onto Lounge/Diner. Feature ornamental electric fireplace (not tested). Kitchen is fitted with a range of light wood effect laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units with corner end display shelving. Inset single drainer stainless steel sink unit. Cooker space. Tall fridge/freezer space. Loft access. Double glazed window to side. Doors to Utility Room and Sun Room/Bedroom Two.



## UTILITY ROOM

5'5 x 4'1

Space and plumbing for washing machine and tumble dryer.  
Chest freezer space. Double glazed windows to front and side.



## SUN ROOM/BEDROOM TWO

17'8 x 7'11 nar 5'6

Built in cupboard. Radiator. Two double glazed windows to rear.  
Double glazed door to rear garden. Door to Shower Room





## SHOWER ROOM

8'3 x 3'7 max

Fitted with a three piece white suite. Comprises walk in shower cubicle. Low level W.C. Pedestal wash hand basin. Fully tiled walls. Heated towel rail. Double glazed window to rear.



## OUTSIDE - FRONT

The property benefits from hardstanding front garden providing off street parking for numerous vehicles. Views to greensward across road. Gate gives side pedestrian access to side & rear gardens.



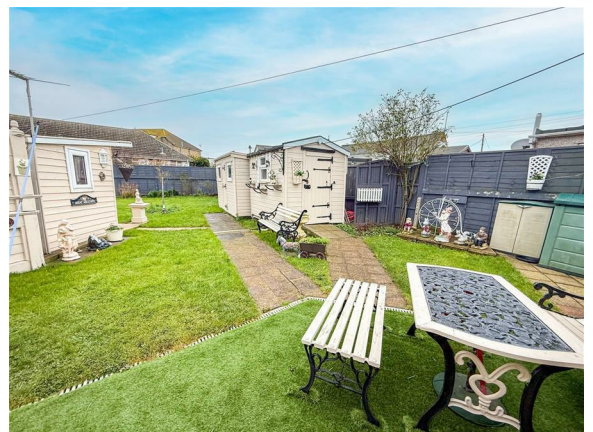
## GREENSWARD VIEWS TO FRONT

The property has greensward views to front across road.



## OUTSIDE - SIDE & REAR

The property is situated on a generous plot. Mainly laid to lawn with array of borders. Three timber storage sheds. Feature Timber summer house with power and light connected.





### ALTERNATE VIEW OF GARDEN



### SUMMER HOUSE

The property benefits a timber summer house accessed via double multi panel glazed doors with Double glazed windows to front and sides. Power and light connected.



### JAYWICK BEACH

The property is positioned within 75 metres of Jaywick Beach and Sea Front.



### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges: No

Services Connected: (Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: The property has a telegraph pole in the garden which the owner is paid around £40 per year from the utility company.

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## JE 0225

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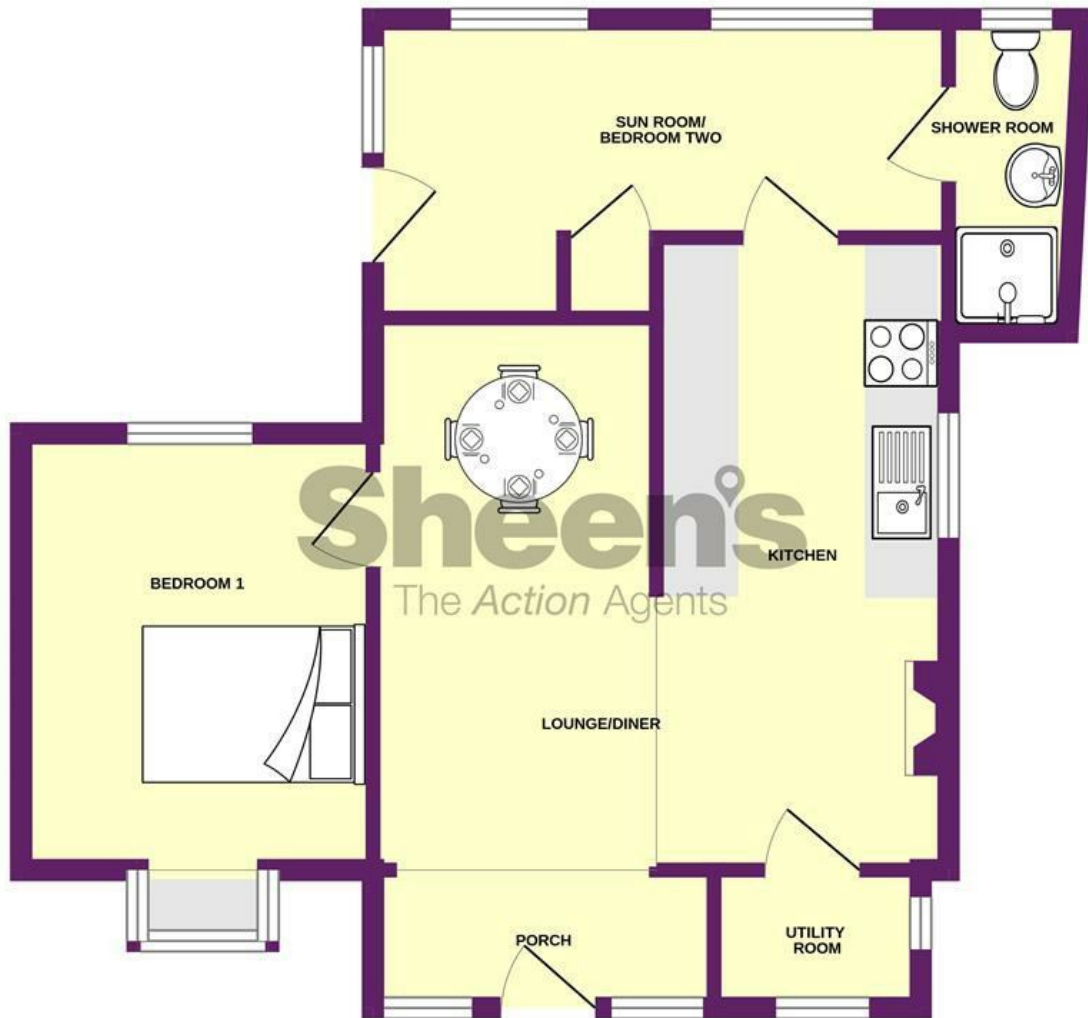
## Particular Disclaimer

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.





## 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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## Selling properties... not promises

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