



Sea Shell Way Jaywick Village, CO15 2HG

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED HOUSE. located in Jaywick Village. The property is conveniently located within forty metres of Jaywick's Seafrot. The property benefits from having Two En-suite bathrooms. The property is located approximately two miles away from Clacton-on-Sea's mainline railways station and regenerated seafront. A viewing is highly advised to appreciate the accommodation, views and location on offer.

- Two Bedrooms
- Lounge 18'1 x 15'8
- Bedroom One 16'5 x 11'8
- Two En-Suite Bathrooms
- Gas Central Heating (n/t)
- Off Street Parking
- Fully Double Glazed
- No Onward Chain
- Council Tax Band A
- EPC Rating TBC

Price £210,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC entrance door to:

KITCHEN DINER

18'1 x 15'4

Fitted with a range of white gloss fronted units comprising square edge work surfaces with cupboards and drawers below. A range of matching wall mounted units. Inset one and a half drainer stainless steel sink unit with mixer tap. Range cooker space with extractor hood above. Space for for fridge freezer. Tiled splashbacks. Radiator. Double glazed window to front. Double glazed window to side. Door to :



UTILITY ROOM/W.C.

6'5 x 4'9

Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Space for washing machine and dryer. Gas combination boiler. Radiator. Double glazed window to front.



LOUNGE

18'1 x 16'8

Radiator. Double glazed window to side. Double glazed double door to garden. Stair flight to first floor with stair lift.



FIRST FLOOR LANDING

Storage cupboards. Sky light window. Doors to:

BEDROOM ONE

16'5 x 11'8 max

Two storage cupboards. Radiator. Double glazed window to front. Door to:



EN-SUITE BATHROOM

Three piece white suite comprising low level W.C. P shaped panelled bath with stainless steel mixer tap and wall mounted electric shower (not tested). Vanity hand wash basin. Heated towel rail. Sky light window.



BEDROOM TWO

12'4 x 11'1 max

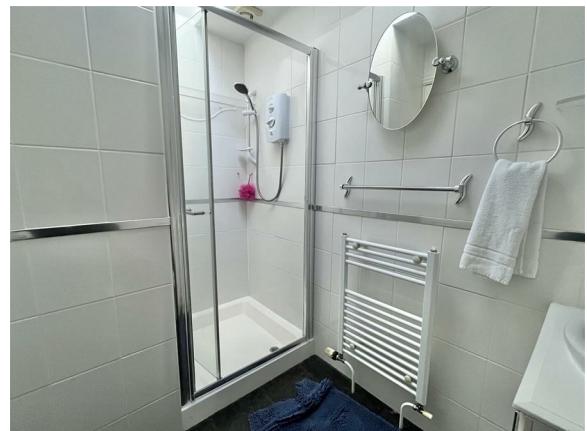
Two storage cupboards. Radiator. Sky light window. Door to:



EN-SUITE SHOWER ROOM

8'1 x 4'9 max

Three piece suite comprising low level W.C. Vanity hand wash basin with cupboards and drawers below. Step in shower cubicle with wall mounted electric shower (not tested). Heated towel rail. Sky light window.



REAR GARDEN

Fully paved patio garden with side access leading to outside front. Enclosed by panelled fencing.



OUTSIDE FRONT

Driveway providing off street parking. Front garden enclosed by panelled fencing.



JAYWICK BEACH

Jaywick beach is positioned just 40m away



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2025/2026 £1424.94 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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:

JB 01/26

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
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.
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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