



## Jaywick Lane Clacton-On-Sea, CO16 8BG

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW. The bungalow benefits from having an approximately 120' GARDEN. The property is situated within 1.5 miles from Clacton-on-Sea's regenerated beaches and seafront. The property is positioned 1.5 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 11'9 x 10'5 max Lounge
- 10'11 x 10'8 Kitchen
- Three Piece Bathroom Suite
- Lean-To
- Approximately 120' Garden
- Gas Central Heating (n/t)
- No Onward Chain
- Council Tax C
- EPC Rating D



**Price £230,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

#### **ENTRANCE HALL**

Loft access. Radiator. Door to:



**LOUNGE**

11'9 max x 10'5

Fireplace. Radiator. Double glazed window to front.



**BEDROOM ONE**

13'4 max x 10'11

Radiator. Double glazed window to front.



## BEDROOM TWO

11'6 x 10'10 max

Radiator. Double glazed window to rear.



## BATHROOM

6'2 x 4'10

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. Panelled bath. Heated towel rail. Fully tiled walls. Double glazed window to rear.



## KITCHEN

6'11 x 10'8

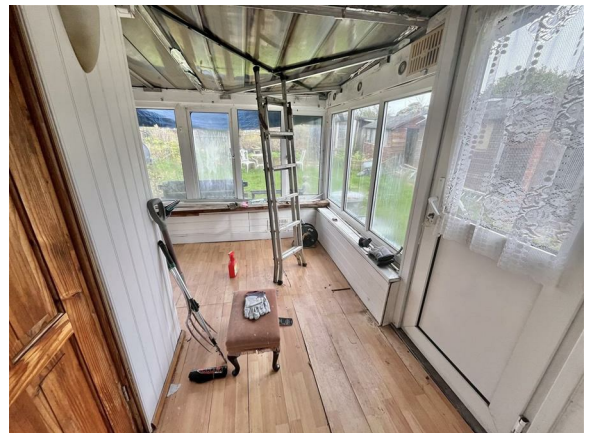
Fitted kitchen suite comprising laminated wood effect rolled edge work surfaces with white cupboards below. Inset stainless steel single drainer sink unit with mixer tap. Cupboard housing gas combination boiler. Space for cooker. Space for fridge freezer. Space for washing machine. Double glazed window to side. Single glazed window to conservatory. Door to lean to.



**LEAN TO**

12'2 max x 9'2 max

Door to storage room. Double glazed windows to rear and sides.  
Double glazed door to garden.



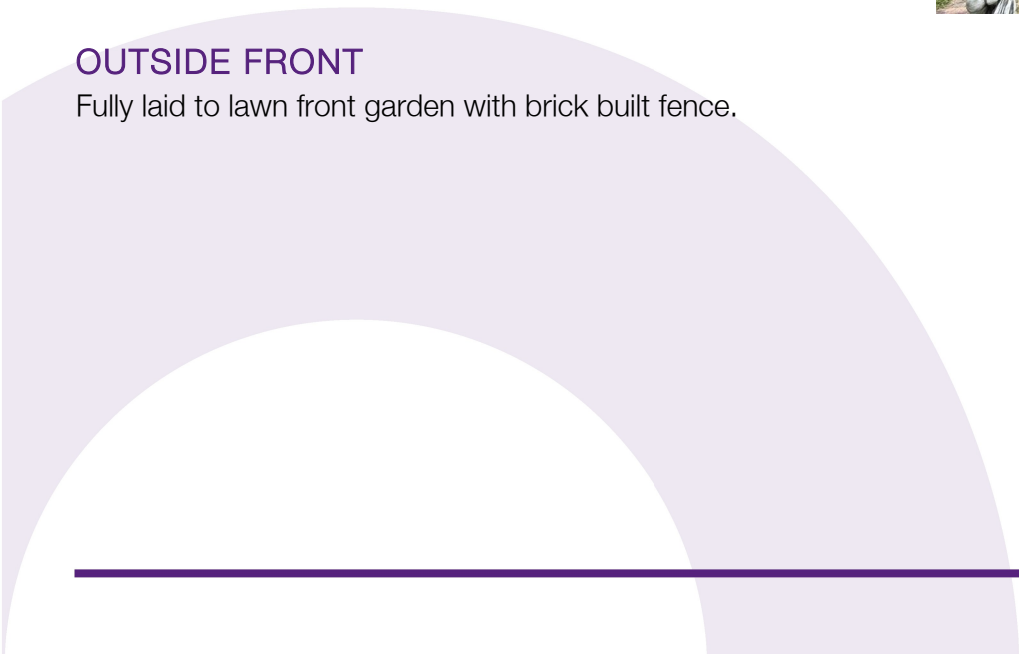
## OUTSIDE REAR

Garden is approx 120 foot. Two wooden storage sheds. One brick built shed. Majority garden laid to lawn. Enclosed by panel fencing. Side access leading to the front.

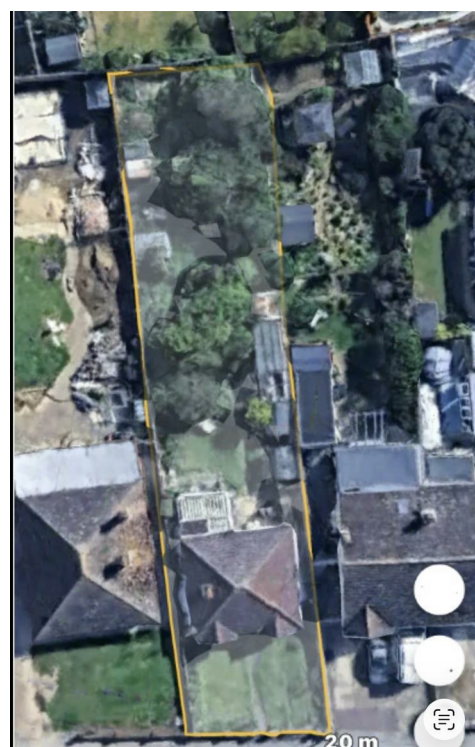


## OUTSIDE FRONT

Fully laid to lawn front garden with brick built fence.



## AERIAL VIEW



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1978.64 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 Paragraph 03/26

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](http://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.

### Agents Note (Restrictive Covenants on Title)

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Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.



GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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**Sheen's**  
The Action Agents