



## Seawick Road Seawick, St. Osyth, CO16 8SJ

Sheen's Estate Agents are pleased to offer for sale this FULLY RESIDENTIAL FREEHOLD TWO BEDROOM DETACHED BUNGALOW of Part Brick & Part Timber framed construction. The property benefits from plenty of OFF ROAD PARKING as well as a DETACHED GARAGE. The property is located in the Seawick area of St. Osyth with Clacton-on-Sea's town centre and mainline railway station being located within four miles away with St. Osyth beach around a quarter of a mile away. An early viewing is advised to appreciate the accommodation on offer.

- Two Bedrooms
- 18'8 x 15'2 Lounge
- 20'1 x 10'2 Kitchen
- Four Piece Bathroom Suite
- Fully Double Glazed
- Detached Garage
- LPG Central Heating (n/t)
- Off Street Parking
- Council Tax Band B
- EPC Rating E



**Price £195,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE PORCH

Double glazed windows to front. UPVC double glazed entrance door to;

### LOUNGE

18'8 x 15'2

Three radiators. Double glazed windows to front and side. Open access to;



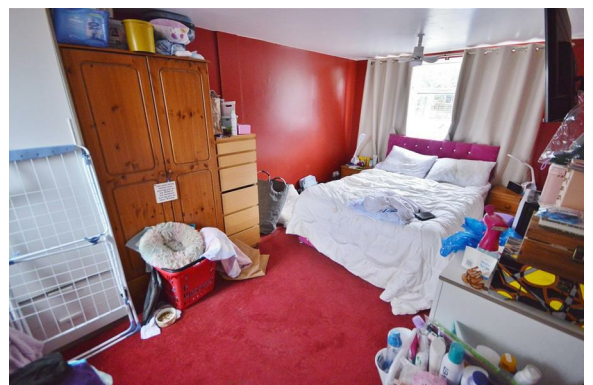
### INNER HALL

Radiator. Door to;

### BEDROOM ONE

17'4 x 9'2

Radiator. Double glazed windows to front and rear.



### BEDROOM TWO

11'9 x 8'5

Radiator. Double glazed window to front.



## KITCHEN

20'1 x 10'2

Fitted kitchen suite comprising; Laminated square edge work surfaces with inset five ring electric hob with extractor hood above. Inset oven with grill above. Appliances not tested. Inset single drainer stainless steel sink unit with stainless steel mixer tap. Wall mounted gas boiler (not tested). Selection of grey gloss fronted wall units with cupboards and drawers at both eye and floor level. Space and plumbing for washing machine and dishwasher. Radiator. Double glazed windows to rear. UPVC double glazed door leading to rear garden. Door to;



## BATHROOM SUITE

Four piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted electric shower and shower-head attachment above (not tested). Panelled bath. Fully tiled. Radiator. Double glazed window to rear.



## OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access leading to outside rear. Lawned area with free standing LPG gas tank. Side access leading to:



## GARAGE

32' x 10'



## OUTSIDE - REAR

Concrete paved area with remainder being laid to lawn. Metal storage shed. Enclosed by panelled fencing. Side pedestrian access leading to front. Solar Panels.



## AGENTS NOTES

There are solar panels in the rear garden that were a government grant.

## BA 1123

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 between £50-£150 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: B

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes (LPG Gas)

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: Part Brick / Part Timber

### Particular Disclaimer

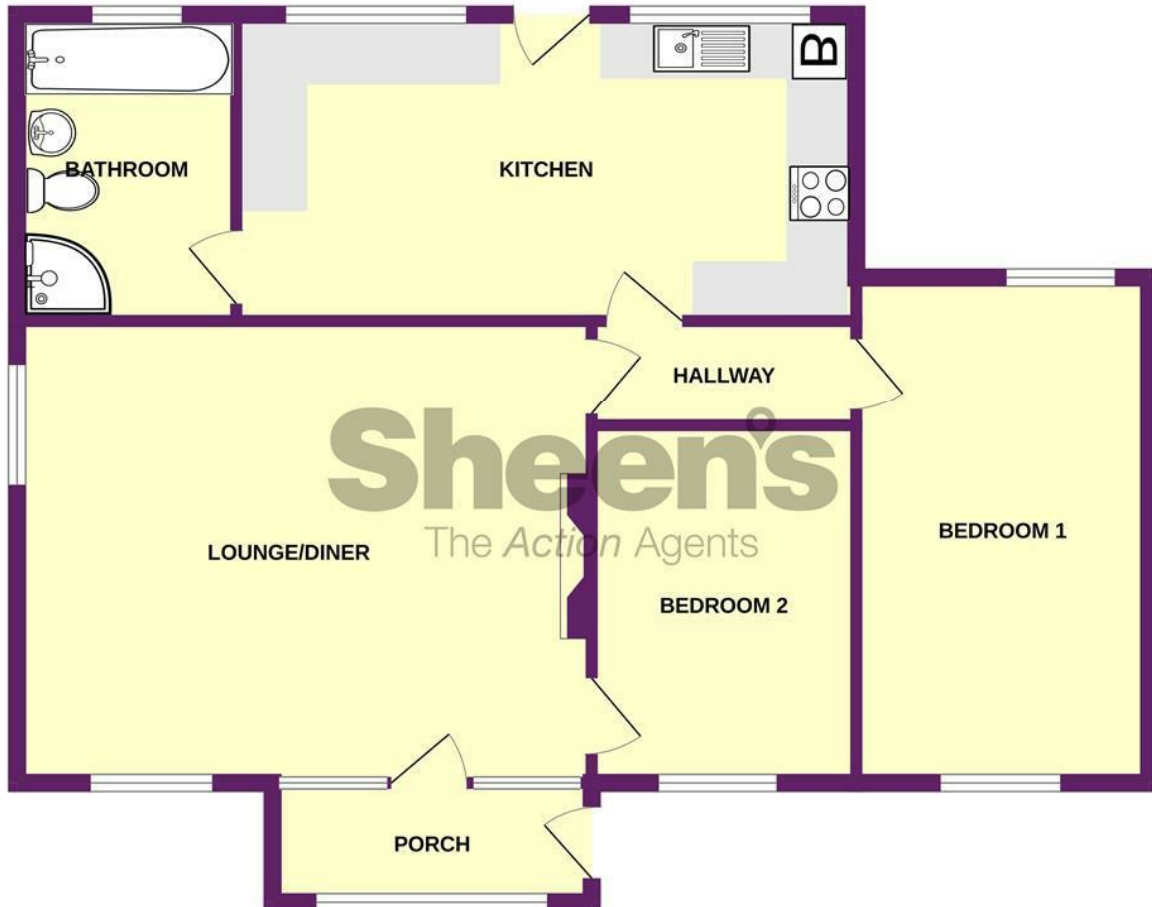
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



## GROUND FLOOR



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

