110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents



Broadway

Jaywick Village, CO15 2HW

OFFERED WITH NO ONWARD CHAIN. Located just 100 Metres from Jaywick Beach is this TWO BEDROOM DETACHED BUNGALOW of timber framed construction. The property is approximately two and a quarter miles from Clacton's town centre and mainline railway station. an internal inspection is advised to appreciate the accommodation on offer.

- Two Bedrooms
- 12'4 x 8'5 Lounge
- 7'6 x 7'6 Kitchen
- Three Piece Modern Bathroom
- Fully Double Glazed
- Off Street parking
- Front Courtyard Garden
- South Facing Courtyard Garden
- No Onward Chain
- EPC Rating D & Council Tax A







Price £115,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Open access to;

LOUNGE

12'4 x 8'5

Double glazed French style doors with matching double glazed side panelling to front. Double glazed window to side. Part open access to Kitchen. Doors to;





BEDROOM ONE

9'1 x 7'5

Double glazed window to front and side.



BEDROOM TWO

10'7 x 7'5 nar 5'5

Double glazed window to side.



BATHROOM

Fitted with a three piece white suite comprising; Panelled bath with mixer tap. Wall mounted electric shower (not tested). Vanity hand wash basin with cupboards below. Fully tiled walls. Wood effect flooring. Double glazed window to rear.



KITCHEN

7'6 x 7'6

Range of birch effect fronted units comprising; Laminated rolled edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit with one and a half bowl and mixer tap. Space and plumbing for washing machine. Cooker space. Tall fridge freezer space. Wood effect flooring. Gas boiler (not tested). Part tiled walls. Double glazed window to side. Double glazed door leading to rear garden.



OUTSIDE - FRONT

The front garden is part enclosed by brick wall with wooden vehicular and pedestrian gate. The front garden is mainly hard standing providing off street parking with raised border. Gare to wither side pf property leading to rear garden.



OUTSIDE - REAR GARDEN

South facing courtyard style rear garden. Mainly hard standing. Part enclosed by brick walls and panelled fencing. Three timber storage sheds to remain.





JAYWICK BEACH

Jaywick Beach is located within 100 Metres.



JE 0125

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: A Council Tax Band: Freehold

Any Additional Property Charges:

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

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

GROUND FLOOR



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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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