



## Fern Way Jaywick, CO15 2JB

Sheen's Estate Agents are pleased to offer this TWO BEDROOM DETACHED CHALET HOUSE on a DOUBLE PLOT. This property is being offered with NO ONWARD chain and is also CAVITY BRICK BUILT. This property was built in 2018 and has been modernised to a high standard. The property is situated within 200m of Jaywick's sea front with Clacton's town centre and mainline railway station are approximately two and half miles away. A viewing is highly advised to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 22'5 x 11'8 Lounge
- 22'6 x 11'8 Kitchen/Diner
- Gas Central Heating (n/t\)
- Upstairs W/C
- Summer House
- Off Street Parking
- No Onward Chain
- Council Tax B
- EPC Rating B



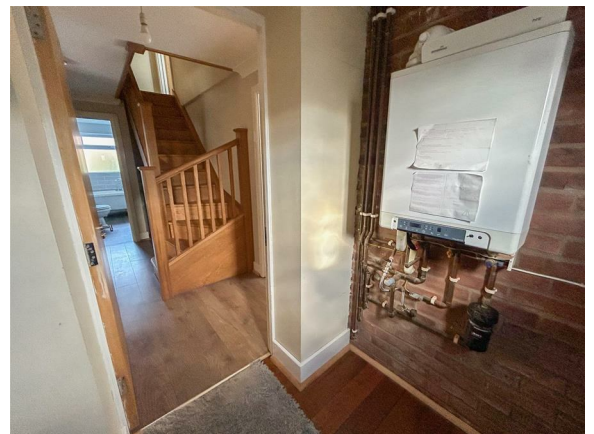
**Price £260,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

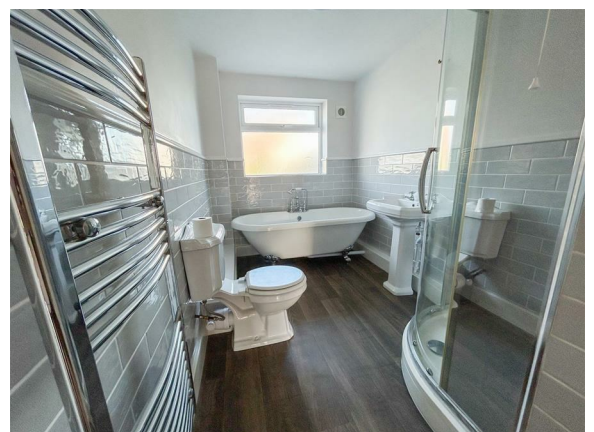
### ENTRANCE HALL

Gas combination boiler. Water tank. Solid oak stair flight to first floor.



### BATHROOM

Low Level W/C. Cornered shower cubical with wall mounted shower attachment. Pedestal hand wash basin. Rolled edge bath. Heated towel rail (not tested). Triple glazed window to rear.





## LOUNGE

22'5 x 11'8

Log burner. Radiator. Triple glazed window to front and rear.



## KITCHEN/DINER

22'6 x 11'8

Fitted with a range of cream panelled fronted units. Comprising; Square edge work surfaces with cupboards and drawers below. Inset ceramic sink unit with mixer tap. Space and plumbing for washing machine (washing machine to stay at the property). Space for cooker with extractor fan above (Both to stay at the property) . Space for fridge/freezer. Triple glazed window to front. French doors leading out to outside rear.



### BEDROOM ONE

19'0 x 11'8

Loft access. Radiator. Triple glazed window to front and rear.



### BEDROOM TWO

18'11 x 11'8

Radiator. Triple glazed window to front and rear.



### LANDING

Stair flight to ground floor. Doors to bedroom and W/C.

### UPSTAIRS W/C

Low level W/C. Pedestal hand wash basin. Triple glazed window to rear.



### OUTSIDE FRONT

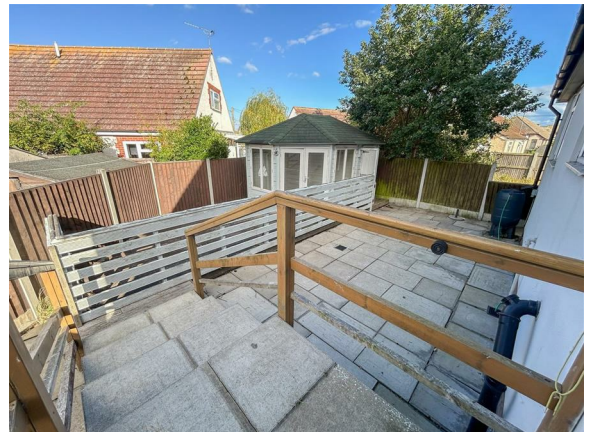
Gated entrance. Hard paved area providing off street parking. Stairs up to barn style entrance door.





## OUTSIDE REAR

Stairs leading down to outside rear from Kitchen/Diner. Summer House. Timber Shed.



## EH 05/09

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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).

---

### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - B ; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Mains

(Sewerage Type): Mains

(Telephone & Broadband):

Non-Standard Property Features To Note:

Please note all appliances including log burner, Gas combination boiler are not tested by the agent.

Property has gas connect and has been fully insulated throughout.

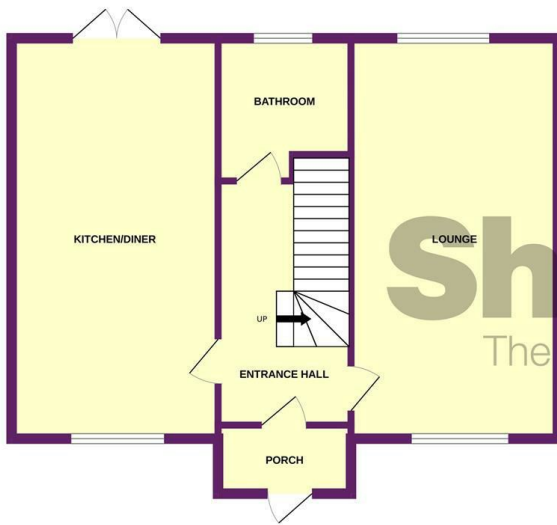
### Particular Disclaimer

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.

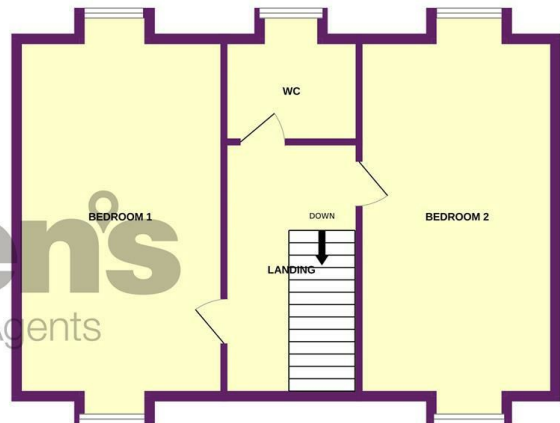




GROUND FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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.  
Made with Metropix ©2025

## Selling properties... not promises

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

