



Crossley Avenue Jaywick, CO15 2LS

Situated in the Grasslands area of Jaywick, Sheen's Estate Agents are pleased to offer for sale this **TWO BEDROOM DETACHED BUNGALOW**. The property is conveniently located within 300 meters from Jaywick beach and approximately three miles from Clacton-on-Sea's town centre, mainline railway station and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'6 x 7'7 Lounge
- 11'7 x 7'7 Kitchen
- Bathroom
- Off Street Parking
- Courtyard Style Garden
- Summerhouse
- Council Tax Band A
- EPC Rating F



Price £105,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to:

ENTRANCE PORCH

Double glazed windows to sides and front. Wooden door to:

LOUNGE

15'6 x 7'7

Radiator. Double glazed window to front. Open access to:



KITCHEN

11'7 x 7'7

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Space and plumbing for washing machine. Space for cooker. Space for fridge and freezer. Selection of matching wall units with cupboards and drawers both eye and floor level. Tiled splash backs. Loft access. Double glazed window to side. Door to:



BEDROOM ONE

12'3 x 7'6

Radiator. Double glazed window to side and rear.



BEDROOM TWO

7'5 x 6'4

Airing cupboard housing wall mounted electric boiler (not tested).
Radiator. Double glazed window to side.



BATHROOM

Three piece white suite comprising: Low level W.C. Pedestal wash hand sink basin. Panelled bath with wall mounted shower attachment above. Fully tiled. Double glazed window to the side.



OUTSIDE FRONT

Side pedestrian access via both sides to the outside rear.



OUTSIDE REAR

Patio paved. Enclosed by panelled fencing. One wooden storage shed. Door to:



SUMMER HOUSE

Power connected. Glazed windows to front, sides and rear.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: A

Payable 2026/2027 £1483.98 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): No (Electricity): Yes (Water): Mains (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: No

BA 10/26

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



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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