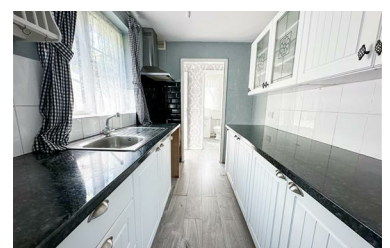




St. Christophers Way Jaywick Village, CO15 2HD

Located in Jaywick Village is this Brick Built THREE BEDROOM DETACHED CHALET style property. The property is located within 200 yards of Jaywick Sea Front with Clacton's town centre and mainline railway station around two and a half miles away. An internal viewing is recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 15'4 x 12'6 Lounge
- 9'1 x 6'4 Fitted Kitchen
- Ground Floor Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- Greensward Views To Front
- Off Street Parking
- No Onward Chain
- EPC Rating E & Council Tax A



Price £165,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

LOUNGE

15'4 x 12'6

Stair flight to first floor. Built in under stairs storage cupboard.
Two radiators. Double glazed windows to front. Door to:



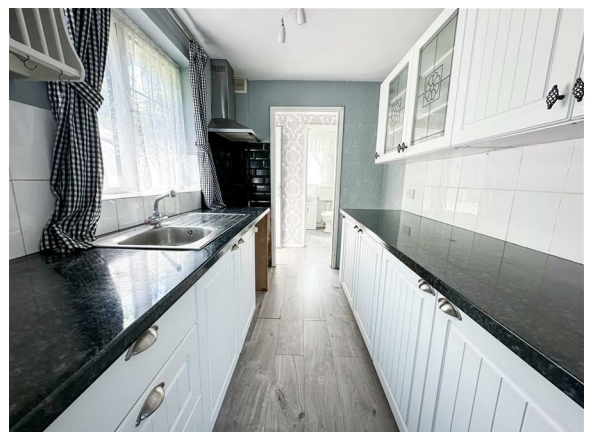
ALTERNATE VIEW OF LOUNGE



KITCHEN

9'1 x 6'4

Fitted with a range of white laminated fronted units. Laminated rolled edge work surfaces. Cupboards, drawers and storage space under. Inset stainless steel single drainer sink unit with mixer tap. Cooker space with stainless steel extractor hood above (not tested). Fridge/freezer space. Space and plumbing for washing machine, Tiled splash backs. Wood effect laminate flooring. Double glazed window to side. Doorway to:



ALTERNATIVE VIEW OF KITCHEN

INNER LOBBY

Double glazed door to side. Doors to:

BEDROOM ONE

15'5 x 8'6

Radiator, Double glazed windows to side and rear.



BATHROOM

Fitted with a white suite. Panel bath. Pedestal wash hand basin. Low level W.C. Part tiled walls. Radiator. Double glazed window to rear.



FIRST FLOOR LANDING

Double glazed window to side. Doors to:



FIRST FLOOR CLOAKROOM

Low level WC,



BEDROOM TWO

15'3 max x 8'7

Radiator. Part sloping ceilings. Built-in eaves storage cupboards. Double glazed window to rear with partial sea views between neighbouring roofs and properties.



BEDROOM THREE

9'8 x 8'7

Radiator. Part sloping ceilings. Built-in eaves storage cupboards. Double glazed window to front.



OUTSIDE - FRONT

Small front garden part enclosed by small brick wall and metal gates. Garden laid to artificial turf. Hard standing area providing off-street parking. Gate gives side pedestrian access to:



OUTSIDE - REAR

25' x 14' courtyard style artificial turf rear garden. Enclosed by panel fencing. Storage shed with power connected.



VIEWS OF GREENSWARD TO FRONT



JE 25

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.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: A Payable 2026/2027 £1483.98 Per Annum

Any Additional Property Charges: None

Services Connected:

(Gas):

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

AUCTIONEERS ADDITIONAL COMMENTS

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

St. Christophers Way, Jaywick Village, CO15 2HD

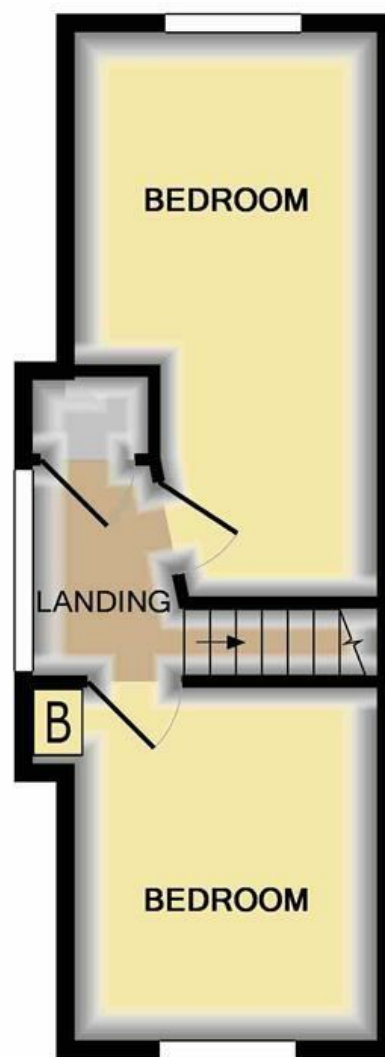
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

