

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

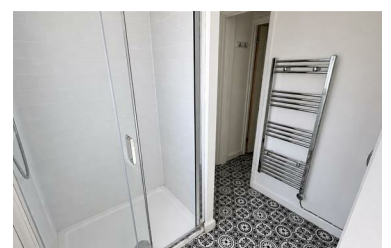
Sheen's
The Action Agents



Hillman Avenue Jaywick, CO15 2JL

**** DOUBLE PLOT **** Sheen's Estate Agents are pleased to offer for sale this **TWO BEDROOM TIMBER FRAMED DETACHED BUNGALOW** situated on a double plot in the Brooklands area of Jaywick. The property is conveniently positioned within 150 metres of Jaywick beach. The property is conveniently positioned within 150 metres of Jaywick beach. Clacton's town centre and mainline railway station are located approximately two and a half miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 17'5 x 6'9 Lounge
- 7'7 x 7'4 Kitchen
- Shower Room
- Electric Heating (n/t)
- Double Plot
- 150 Metres From Beach
- No Onward Chain
- Council Tax Band A
- EPC Rating F



Price £82,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door to;

LOUNGE

17'5 x 6'9

Loft access. Wall mounted electric radiator. Double glazed window to side. Open access to:



KITCHEN

7'7 x 7'4

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above (not tested). selection of White gloss fronted wall units with cupboards and drawers at both eye and floor level. Space and plumbing for washing machine. Space for fridge and freezer. Double glazed window to front. Door to;



BEDROOM ONE

10'6 x 7'4

Wall mounted electric radiator (not tested). Double glazed window to rear.



BEDROOM TWO

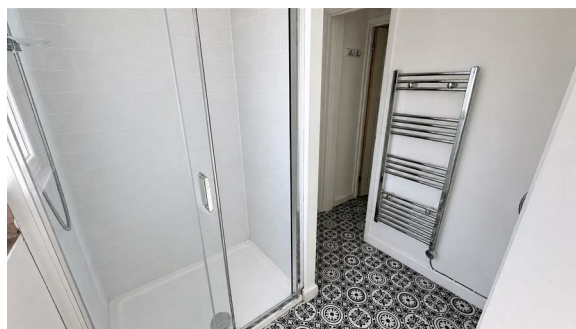
7'4 x 7'

Wall mounted electric radiator (not tested). Double glazed window to side.



SHOWER ROOM

Fitted with a three piece White suite comprising a 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). Airing cupboard. Partly tiled. Heated towel rail. Double glazed window to rear.



OUTSIDE FRONT

Situated on a double plot the property has a hard standing area which provides off street parking. The plot is in need of cultivation. Side pedestrian access leading to the outside rear.



OUTSIDE REAR

Fully paved. Enclosed by panelled fencing.



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: N/A

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

BA 05/26

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; £50 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.

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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