

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Cornflower Road Jaywick Village, CO15 2SA

In need of modernisation is this single brick constructed **THREE BEDROOM DETACHED CHALET** in the Essex coastal area of Jaywick Village. Jaywick Beach is positioned just 250 metres away with Clacton's town centre and mainline railway station within two miles. An early viewing is advised to appreciate the potential on offer.

- Ground Floor Bedroom One
- Two Additional First Floor Bedrooms
- Open Plan Living Space
- Ground Floor Shower Room
- Gas Central Heating (n/t)
- Modernisation Required
- No Onward Chain
- 250 Metres To Sea Front
- Council Tax Band A
- EPC Rating D



Price £110,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

KITCHEN AREA

17' max x 8'8 max

Fitted with a range of grey gloss fronted units. Work tops with cupboards and drawers below. Ceramic butler sink unit with mixer tap. Range cooker space with extractor hood above (not tested). Wall mounted gas boiler (not tested). Tiled flooring. Double glazed window to side. Doors to Bedroom One & Ground Floor Bathroom. Open Access to Lounge Area.



LOUNGE/DINER AREA

17' x 8'8

Tiled flooring. Double glazed window to front. Stair flight to first floor.



BEDROOM ONE

15'3 x 10'11 nar 9'5

This room was formerly two rooms. Radiator. Double glazed windows to rear and side. Two access doors from Kitchen area. (There is the option of converting back to two rooms with renovation works).



SHOWER ROOM

Fitted with a three piece suite. Comprises independent shower cubicle. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Wood effect flooring. Radiator. Double glazed window to rear.



FIRST FLOOR LANDING

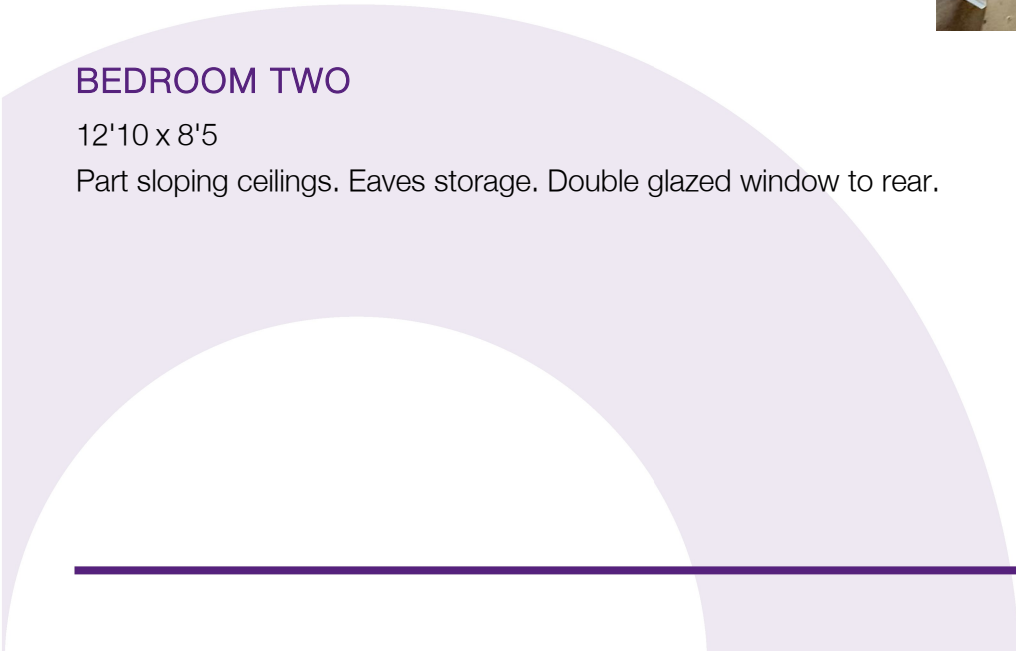
Doors to:



BEDROOM TWO

12'10 x 8'5

Part sloping ceilings. Eaves storage. Double glazed window to rear.



BEDROOM THREE

10'1 x 8'5

Eaves storage. Part sloping ceilings. Double glazed window to front.



OUTSIDE - FRONT

Hard standing front garden providing off street parking. Gate gives side pedestrian access to rear garden.

OUTSIDE - REAR

Courtyard style rear garden. Hardstanding garden enclosed by panel fencing.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: A

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: Single Brick Constructed

JE 1023

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.

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

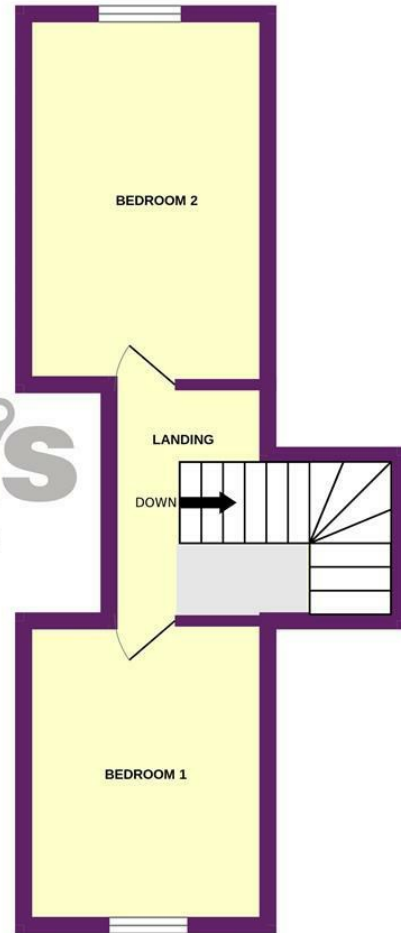
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST 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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