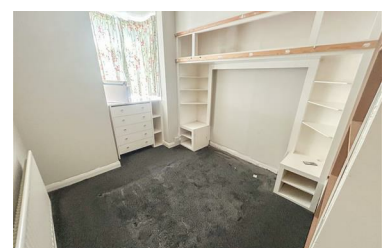
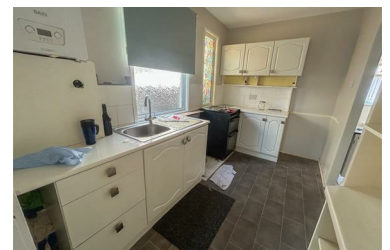




## Rosemary Way Jaywick, CO15 2SB

Sheen's Estate Agents are pleased to offer this THREE BEDROOM DETACHED BUNGALOW. This property is being offered with NO ONWARD CHAIN and benefits from having Off Street Parking. The construction of this property is Single Brick. Jaywick Beach is positioned within 250 metres with Clacton-on-sea's town centre and mainline railway station around two miles away. A viewing is advised to appreciate the accommodation this property has to offer.

- Three Bedrooms
- 25'6 nar to 15' x 13'9 Lounge
- 11'4 x 6'9 Kitchen
- Gas Central Heating (n/t)
- Shower Room
- Courtyard Garden
- Off Street Parking
- No Onward Chain
- EPC Rating E
- Council Tax Band A



**Price £130,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

25'6 nar to 15' x 13'9

Fireplace. Radiator. Double glazed window to front.



## KITCHEN

11'4 x 6'9 Kitchen

Fitted with a range of white fronted units. Comprising; square edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Space for cooker. Space for fridge freezer. Wall mounted gas combination boiler (not tested). Double glazed window to side.



**BEDROOM ONE**

11'1 x 8'2

Radiator. Double glazed window to side.



**BEDROOM TWO**

17'11 x 7'10

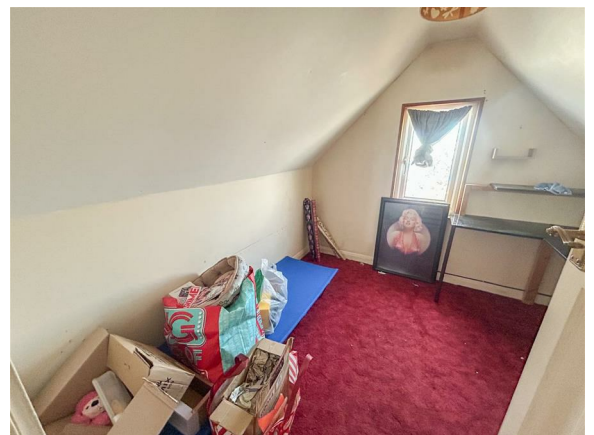
Radiator. Double glazed window to front.



### BEDROOM THREE

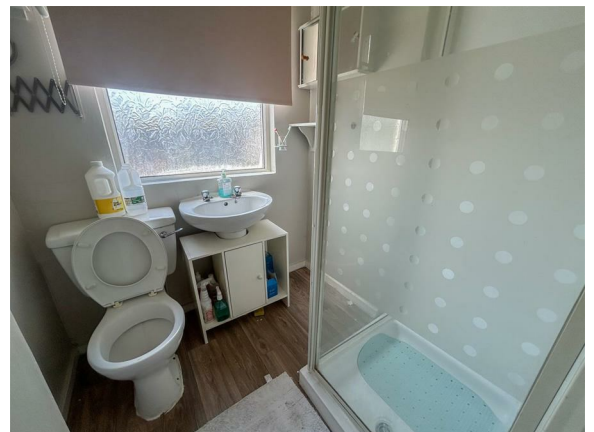
7'9 x 7'11

Radiator. Double glazed window to rear.



### SHOWER ROOM

Low level W/C. Corner shower cubical with wall mounted shower attachment. Pedestal hand wash basin. Double glazed window to rear.



## OUTSIDE FRONT

Hard paved area providing off street parking. Hard paved area enclosed by panelled fencing leading up to entrance door. Pedestrian side gate leading it outside rear.



## OUTSIDE REAR

Hard paved courtyard garden. Timber shed. Enclosed by panelled fencing.



## EH 08/26

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](http://www.sheens.co.uk).

### 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:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

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.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

### Particular Disclaimer

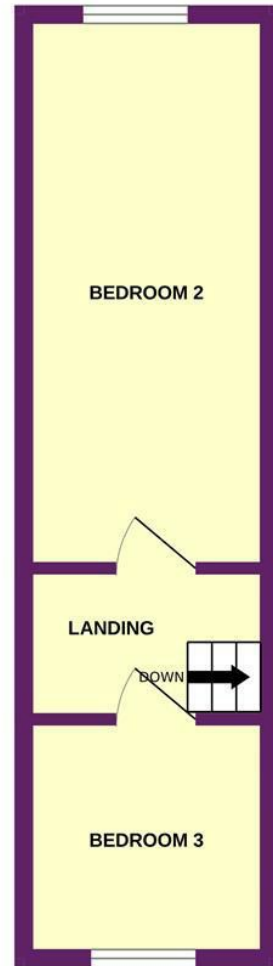
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
230 sq.ft. (21.3 sq.m.) approx.



**Sheen's**  
The Action Agents

TOTAL FLOOR AREA : 688 sq.ft. (63.9 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.  
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## Selling properties... not promises

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

**Sheen's**  
The Action Agents

