

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

**Sheen's**  
The Action Agents



## Belsize Avenue Jaywick, CO15 2LE

Sheen's Estate Agents are pleased to offer for sale this CAVITY BRICK BUILT TWO BEDROOM SEMI-DETACHED HOUSE located within 50 Metres of Jaywick's sandy beaches. Clacton-on-Sea's town centre, sea front and mainline railway station are situated around two and three quarter miles away. An early internal inspection is strongly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 19'6 x 10'3 Lounge
- 19'2 x 7'10 Kitchen/Diner
- Bathroom
- En-Suite W.C
- Garage & Off Street Parking
- Air Source Heat Up (n/t)
- Courtyard Garden
- Council Tax Band A
- EPC Rating E



**Price £150,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

#### ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Door to:



#### LOUNGE

19'6 x 10'3

Radiator. Double glazed window to front.



## KITCHEN/DINER

19'2 x 7'10

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Space for cooker. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Radiator. Double glazed window to rear. UPVC Double glazed door leading to rear garden.



## BATHROOM

Three piece suite comprising a low level W.C. Pedestal wash hand sink basin. Panelled bath with wall mounted shower attachment above. Airing cupboard. Radiator.



## FIRST FLOOR LANDING

Radiator. Double glazed window to rear. Door to:

## BEDROOM ONE

17'2 x 10'10

Radiator. Double glazed window to front. Door to:



## EN-SUITE W.C

Suite comprising a low level W.C. Pedestal hand wash sink basin. Double glazed window to front.



## BEDROOM TWO

14'2 x 7'11

Storage cupboard. Radiator. Double glazed window to rear.



## OUTSIDE FRONT

Hard standing area which provides off street parking for multiple vehicles with access to integral garage. Side pedestrian access leading to the outside rear.



## OUTSIDE REAR

Raised decked area with the remainder being laid to lawn. Enclosed by panelled fencing. Air source heat pumping system (not tested). Side pedestrian access leading to the outside front.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council;  
Council Tax Band: A  
Payable 2025/2026 £1424.94 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

## BA 02/26

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).

## Particular Disclaimer

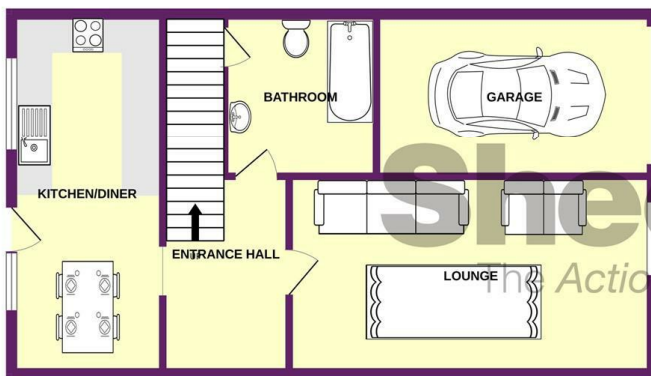
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

## Draft Details

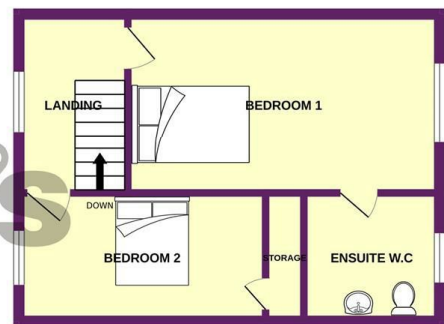
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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## Selling properties... not promises

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