



Sea Pink Way Jaywick Village, CO15 2HQ

BEING SOLD VIA SECURE SALE
ONLINE BIDDING. Terms & Conditions
apply. STARTING BID £130,000.

Located just 35 metres from the
Beach in Jaywick Village is this THREE
BEDROOM, TWO RECEPTION AREA,
DETACHED CHALET BUNGALOW of
solid brick construction. Clacton's town
centre and mainline railway station are
located within two miles with local
shopping amenities at Tudor Parade
approximately half a mile away. An
early inspection is strongly advised to
appreciate this sea front location and
property on offer.

- Three Bedrooms
- 17'3 x 9'9 Lounge
- 9'2 x 7'2 Dining Area
- 10'11 Max. Kitchen
- Modern Shower Room
- Gas Central Heating (n/t)
- Off Street Parking
- Courtyard Style Garden
- No Onward Chain
- EPC Rating D & Council Tax A

By Auction £130,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door to:

LOUNGE

17'3 x 9'9 plus bays

Wood effect flooring. Radiator. Two double glazed bay windows to front. Double glazed windows to side with partial sea views across neighbouring properties and road. Open access to Dining Room. Doorway to Kitchen.



DINING ROOM

9'2 x 7'10

Wood effect flooring. Radiator. Double glazed window to side.



KITCHEN

10'11 x 6'10

Comprises laminated rolled edge work surfaces. Cupboards and drawer below. Cooker space. Space and plumbing for washing machine. Wall mounted gas boiler (not tested). Wood effect flooring. Part glazed door to side. Stair flight to first floor. Under stairs storage shelving. Doors to:



BEDROOM ONE

9'2 x 8'3

Radiator. Double glazed window to side.



SHOWER ROOM

6'10 x 5'1

Independent shower cubicle. Low level W.C. Pedestal wash hand basin. Radiator. Wood effect flooring. Double glazed window to rear.



FIRST FLOOR LANDING

Radiator. Built in storage cupboards. Doors to:



BEDROOM TWO

11'2 x 8'6

Radiator. Eaves storage cupboard. Double glazed window to rear.



VIEWS FROM BEDROOM TWO



BEDROOM THREE

10'3 max x 9'

Radiator. Double glazed window to front.



OUTSIDE - FRONT

Hardstanding area providing off street parking. Side access to rear garden.



OUTSIDE -REAR

Courtyard style rear garden. Enclosed by panel fencing.



JAYWICK BEACH

Jaywick beach is located around 35 metres.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

JE 0624

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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

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 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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The Action Agents