



Sea Holly Way Jaywick, CO15 2HH

Located just off the seafront in Jaywick Village, Sheen's are pleased to offer for sale this TWO BEDROM SINGLE BRICK DETACHED BUNGALOW. Local shopping facilities on Broadway are located approximately 500 metres away. With Clacton-on-Sea's town centre, seafront and mainline railway station approximately two miles away.

- Two bedrooms
- 17' Lounge
- 11'10 Kitchen
- White Bathroom Suite
- Electric Heating (n/t)
- Front and Rear Gardens
- Council Tax Band A
- EPC Rating F



Price £135,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to Sun Lounge. Double glazed window to front and side. Glazed double doors to;

LOUNGE

17' x 10'

Double glazed window to side. Windows to front. Fireplace (not tested). Doors to;



BEDROOM TWO

11'2 x 7'9

Double glazed window to side.



KITCHEN

11'10 x 5'10

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine and gas cooker. Selection of matching units and eye and floor level. Tiled splash backs. Double glazed window to side. Double glazed door leading to lean-to. Doors to;



BEDROOM ONE

11'1 x 9'1

Double Glazed window to rear.



BATHROOM

White suite comprising of; Low level W.C. Pedestal hand wash basin. Panelled bath. Wall mounted electric shower (no tested). Fully tiled walls. Double glazed window to side. Further double glazed window to rear.



LEAN-TO

12' x 3'5

UPVC doors to front and rear.

GARDEN

Courtyard style garden being mainly patio paved with shrub borders. Enclosed by panelled fencing. Timber storage shed. Side pedestrian access to front via side gate.



OUTSIDE- FRONT

Enclosed by small brick wall.

JAYWICK BEACH

The property is within 20m of Jaywick seafront.



LE 0325

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.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains

Mobile Signal - Likely on the 4 main networks

Broadband - Ultrafast up to 1000mb

Non-Standard Property Features To Note: The property is of single brick construction and we recommend speaking to a mortgage advisor if you require finance. It can be difficult to obtain a mortgage on this type of property.

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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Sheen's
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