



## Jaywick Lane Clacton On Sea, CO16 8BB

Offering spacious accommodation throughout is this FOUR DOUBLE BEDROOM DETACHED FAMILY CHALET BUNGALOW in the Essex coastal town of Clacton-on-Sea. The sea front, town centre and mainline railway station with it's direct links to London Liverpool Street are located around one and a half miles away. The property offers versatile accommodation over two floors and an impressive 74' westerly facing rear garden and an early inspection is strongly advised.

- Four Double Bedrooms
- Two En-Suite Shower Rooms
- G/Floor Modern Four Piece Bathroom
- 20'11 x 11'6 Kitchen/Diner
- 15' x 15'3 max Lounge
- Gas Central Heating (n/t)
- Solar Panels (Owned Outright)
- Off Street Parking
- Approx 74' West Facing Garden
- EPC Rating E & Council Tax C



**Price £290,000 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes: Double glazed entrance door to:

#### ENTRANCE HALLWAY

Picture rail. Wood effect flooring. Radiator. Doors to:



#### BEDROOM ONE

13'2 inter bay x 11'6 max

Fitted sliding wardrobes. Picture rail. Radiator. Double glazed window to front.



#### BEDROOM TWO

13'2 inter bay x 11'7

Dado rail. Picture rail. Radiator. Double glazed bay window to front.



## BATHROOM

11'4 x 5'2

Fitted with a modern four piece white suite comprising Panelled bath with mixer tap and shower attachment. Vanity unit with designer circular ceramic sink unit with mixer tap with cupboards below. Low level W.C. Walk in shower cubicle with glazed shower screen with integral shower. Fully tiled walls. Tile effect flooring. Chrome effect heated towel rail. Double glazed window to side.



## LOUNGE

15'3 max x 15'

Stair flight to first floor with under stairs storage cupboard. Picture rail. Radiator. Double glazed window to rear. Double glazed French style doors opening onto rear garden.



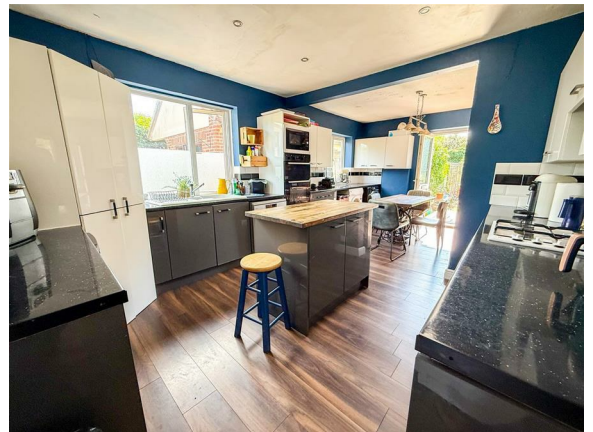
## ALTERNATE VIEW OF LOUNGE



## KITCHEN/DINER

20'11 x 11'7 max

Fitted with a modern kitchen suite comprises a range of grey and white gloss fronted units. Laminated rolled edge work surfaces with cupboards and draws below. Range of matching wall mounted units. Inset single drainer one and a half bowl ceramic sink unit with mixer tap. Inset high level double electric oven with integrated microwave. Inset four ring gas hob with fitted extractor hood above (all appliances not tested). Space and plumbing for dishwasher, washing machine and tumble dryer. Tall American fridge freezer style space. Additional under counter fridge space. Large built in corner larder unit. Wood effect flooring. Feature central breakfast bar island with cupboards below and wood panelled work surface. Concealed wall mounted gas combination boiler serving hot water to central heating systems. Two double glazed windows to side. Tiled splashbacks. Radiator. Double glazed door to rear.





ALTERNATE VIEW OF KITCHEN/DINER



KITCHEN AREA VIEW



FIRST FLOOR LANDING

Doors to:



### BEDROOM THREE

14'7 x 11'8 narrowing to 9'1

Part sloping ceilings. Radiator. Built in storage cupboard. Double glazed window to rear. Door to:



### EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite comprises a low level W.C. Vanity wash hand basin with cupboards below. Walk in shower cubicle. (Extractor fan not tested).



## BEDROOM FOUR

14'7 x 11'2 narrowing to 8'8

Built in storage cupboard. Radiator. Part sloping ceilings. Velux window to side. Front door to en-suite shower room.



## VIEWS FROM BEDROOM FOUR



## EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite comprises a low level W.C. Vanity wash hand basin. Walk in shower cubicle. Extractor fan (not tested).



## OUTSIDE FRONT

Front garden is mainly laid to hard standing area providing off street parking for numerous vehicles with shrub borders.



## OUTSIDE REAR

Approximately 74' west facing rear garden which has a wooden decked patio area. Remainder laid to artificial lawn. Flower and shrub borders. Storage shed. Enclosed by panelled fencing.





## ALTERNATE VIEW OF GARDEN



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

## LE 0725

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).

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### 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.

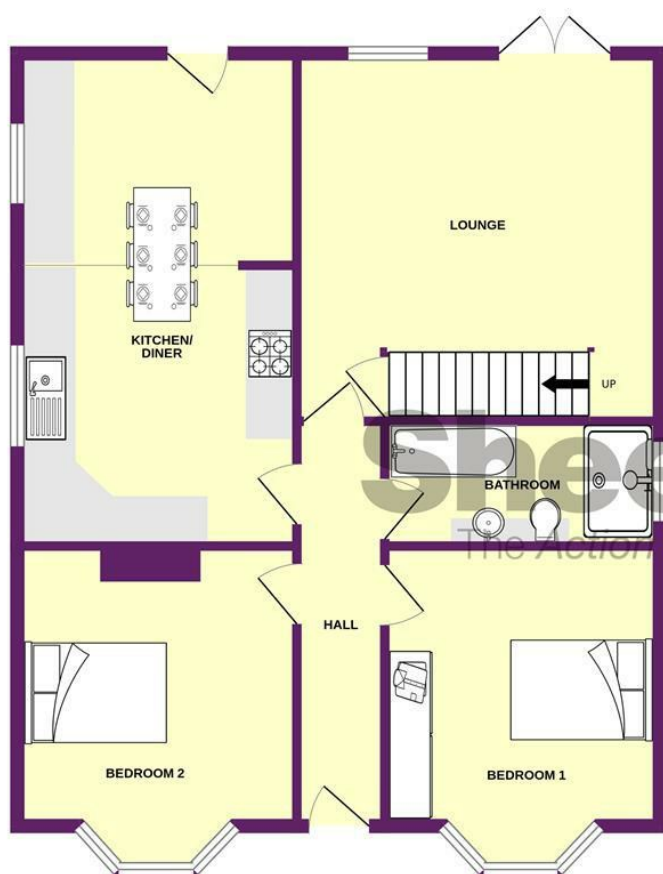
### Draft Details

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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