



## Brooklands Jaywick, CO15 2JG

Situated directly on the sea front at Brooklands, Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW. The property is positioned on a corner plot position and benefits from beach and sea front views across the main sea wall. Clacton's town centre and mainline railway station are located within two and a half miles.

- Two Bedrooms
- 18'2 Lounge/Diner
- 10'9 Kitchen
- Modern Bathroom Suite
- Double Glazed Windows
- Electric Central Heating (n/t)
- Garage
- Sea Front Position
- No Onward Chain
- EPC Rating B



**Offers In Excess Of £95,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### LOUNGE

18'2 x 8'6

Double glazed bay window to side. Double glazed window to front. Radiator. Doors to:



### KITCHEN

10'9 x 10'6

Comprises work surfaces with inset single drainer sink unit. Cooker space. Extractor fan (not tested). Fridge/Freezer & dishwasher space. Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Double glazed window to side. Double glazed door to rear garage. Built in airing cupboard. Doors to:



### BATHROOM

Fitted with a modern white suite. Comprises of Low level W.C. Pedestal wash hand basin. Panel bath with shower attachment. Radiator. Fully tiled walls. Extractor fan (not tested). Double glazed window to side.



## BEDROOM ONE

14'5 x 6'3

Double glazed window to front. Radiator.



## BEDROOM TWO

9'6 x 6'3

Double glazed window to side. Radiator.



## GARAGE

15' x 11'7

Power and light connected. Up and over door.

## OUTSIDE - FRONT

Small patio paved front garden. Enclosed by small brick wall. Jaywick Sea Front is located just across the road.

## JAYWICK SEA FRONT

Jaywick Sea Front is located directly opposite the property over the sea wall.



### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A  
Any Additional Property Charges: No

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): TBC  
Non-Standard Property Features To Note: Timber Framed Bungalow.

Solar Panels: The property benefits from Solar Panels which were provided by Government Grant,

### JE 0822

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

### 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



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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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