

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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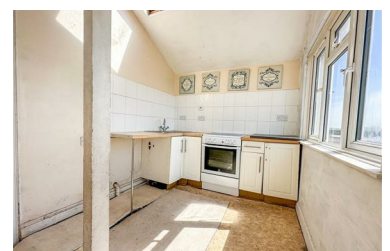
Sheen's
The Action Agents



Brooklands Jaywick, CO15 2JG

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM TIMBER FRAMED DETACHED FREEHOLD BUNGALOW. The property benefits from being located on a SEA FRONT POSITION of JAYWICKS BEACHFRONT and within three miles of Clacton-on-Sea's town centre and mainline railway station. An internal inspection is highly advised to appreciate the accommodation and beach location on offer.

- Two Bedrooms
- 13'6 x 7'10 Lounge
- 7'9 x 7'5 Kitchen
- Central Heating (not tested)
- Three Piece Bathroom Suite
- Sea Front Position
- Off Street Parking
- No Onward Chain
- Council Tax Band A
- EPC Rating E



Price £85,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed French style double doors leading to:

OPEN PLAN LIVING SPACE



LOUNGE

13'6 x 7'10

Vaulted ceiling. Radiator. Velux window. Open access to Kitchen. Doors to Lobby & Bedroom One.



KITCHEN

7'9 x 7'5

Vaulted ceiling. Fitted kitchen comprises laminate grove panel fronted units. Laminated rolled edge work surfaces with cupboards and drawer below. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Tiled splash backs. Double glazed window to front. Velux window.



BEDROOM ONE

7'4 x 7'6

Part Vaulted Ceiling. Radiator. Double glazed double doors to rear raised wooden decked area. Velux window.



INNER LOBBY

Built in cupboard housing hot water cylinder (not tested). Doors to:

BEDROOM TWO

7'7 x 6'3

Part vaulted ceiling. Radiator. Velux window. High Storage cupboards. Double glazed window to rear.



BATHROOM

Fitted with a three piece white suite. Comprises low level W.C. Pedestal hand wash basin. Panelled bath with wall mounted shower head attachment above. Part tiled walls. Double glazed window to side. Skylight.



OUTSIDE - FRONT

Hard standing area providing off street parking. Side pedestrian access to:



OUTSIDE - REAR

Courtyard style rear garden. Mainly patio paved with raised wooden decking area.



JAYWICK BEACH

Jaywick Beach is positioned directly opposite over the Sea Wall with access via steps further along Brooklands.



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): Yes

Non-Standard Property Features To Note: Timber Framed

JE 0424

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.

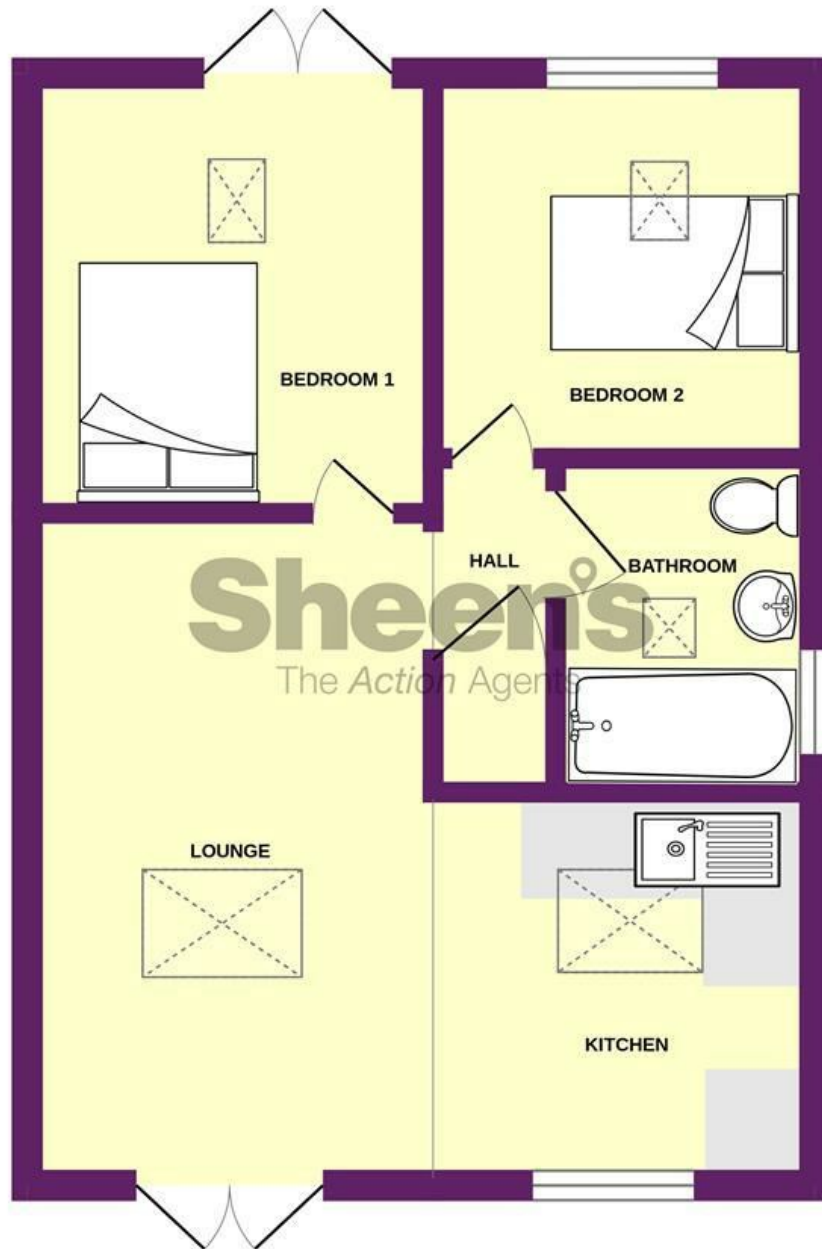
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have 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.



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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