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Sheen's
The Action Agents

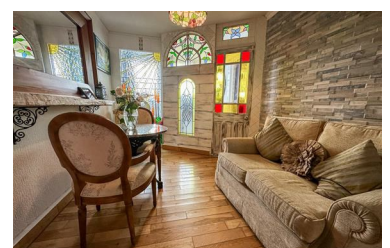
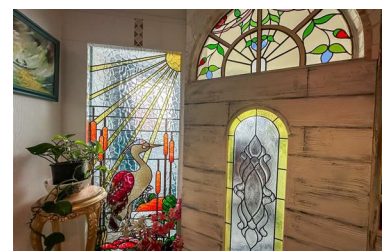


Brooklands Jaywick Sea Front, CO15 2JS

Located directly on Jaywick Sea Front is this TWO BEDROOM DETACHED CHALET which benefits from a first floor lounge with balcony affording beach and sea views. Clacton town and mainline railway station are positioned within two and a half miles. Having undergone extensive modernisation and redecoration throughout over recent years, an early internal inspection is advised to appreciate the unique decoration and impressive sea views on offer.

- Two Bedrooms
- Balcony with Beach & Sea Views
- 24'1 Max. First Floor Lounge
- En-Suite To Guest Bedroom
- 17' max. Kitchen/Sitting Area
- Spacious Reception Hallway
- Modern Three Piece Bathroom
- Electric Central Heating (n/t)
- No Onward Chain
- EPC Rating E

Price £175,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE LOBBY

Radiator. Tiled Flooring. Part decorative tiled walls. Leaded light and stained glass effect double glazed window to front. Feature leaded light and stained glass picture windows to Reception hallway. Further part glazed wooden door to Reception Hallway and sliding door to Guest Bedroom (Bedroom Two).



GUEST BEDROOM (BEDROOM TWO)

10'7 x 6'7

Radiator. Double glazed window to front. Open access to En-Suite.



EN-SUITE SHOWER ROOM

6'2 x 6'1

Decorative fully tiled walls. Independent shower cubicle. Pedestal wash hand basin. Low level W.C. Radiator. Double glazed window to side.



RECEPTION HALLWAY

15'2 max x 8'3 max

Wood panel flooring. Part decorative tiled flooring. Stair flight to first floor with decorative balustrade and drift wood detailing. Open access to Kitchen/Sitting Area.



ALTERNATE VIEW OF RECEPTION HALLWAY



KITCHEN/SITTING AREA

17' x 10'4 nar 5'10

Fitted with a range of laminate work surfaces. Inset stainless steel sink unit with mixer tap. Cooker space. Fridge/freezer space. Space and plumbing for washing machine. Tiled splash backs. Wall mounted glass fronted display cabinet. Wood panel flooring. Part raised tiled flooring area to sitting area with feature solid fuel burner. Built in airing cupboard housing wall mounted electric central heating boiler (not tested). Part decorative tiled walls. Double glazed window and door to rear garden. Doors to Bedroom One & Bathroom.



ALTERNATE VIEW OF KITCHEN AREA



SITTING AREA VIEW

BEDROOM ONE

9' x 8'2

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



BATHROOM

8'9 x 5

Decorative fully tiled walls. Fitted with a modern white suite. Comprises panel bath with wall mounted electric shower over (not tested). Pedestal wash hand basin. Low level W.C. Tiled flooring. Radiator. Double glazed window to rear.



ALTERNATE VIEW OF BATHROOM



FIRST FLOOR LOUNGE

24'1 x 11'4 max

Part sloping ceilings. Built in storage cupboard. Two Radiators. Wood effect flooring. Part decorative tiled walls. Double glazed door and windows to balcony with views across road and sea wall to beach and sea beyond.



ALTERNATE VIEW OF FIRST FLOOR LOUNGE



BALCONY

11' x 4'

Enclosed by metal railings with Views over road and sea wall to beach and sea beyond.



OUTSIDE - FRONT

Ornate driftwood pedestrian gate to small front garden enclosed by part decorative brick wall.



OUTSIDE - REAR

Landscaped courtyard style patio garden. Tiled patio and seating areas with array of shrubs.



ALTERNATE VIEW OF GARDEN



JAYWICK SEA FRONT

The property is situated directly opposite Jaywick beach and sea front.



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: We understand from the sellers that the property is part cavity brick and part single brick construction.

JE 0724

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.

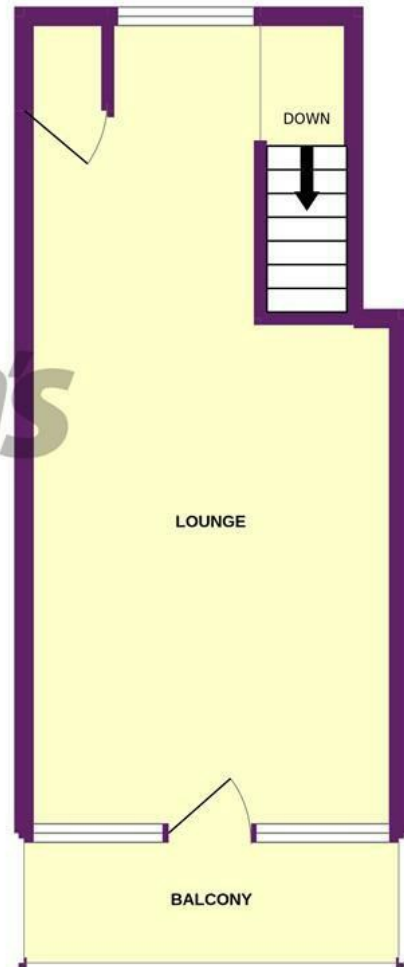
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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