

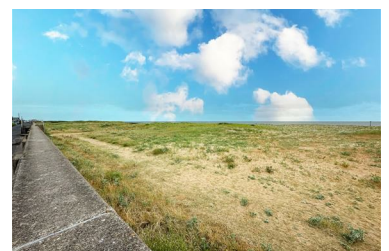


## Brooklands Jaywick, CO15 2JS

Located directly on the seafront in the Brooklands area of Jaywick is this **THREE BEDROOM** timber framed detached bungalow being offered with No Onward Chain. The property is on a corner plot position and benefits from beach and sea front views across the road over the sea wall. Clacton town and mainline railway station are positioned within two and a half miles.

- Three Bedrooms
- 16'7 x 9'11 Lounge
- 10'10 x 7'3 max. Kitchen
- Shower Room
- Central Heating (n/t)
- Fully Double Glazed
- Sea Front Location
- Off Street Parking
- No Onward Chain
- EPC Rating E & Council Tax A

**Price £100,000 Freehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

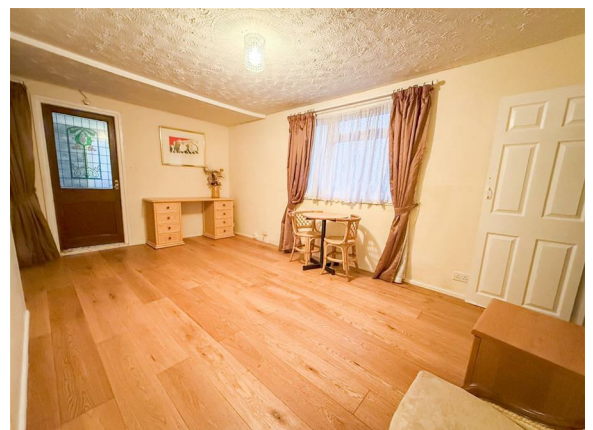


Double glazed windows to front and side. Further entrance door to:

### LOUNGE

16'7 x 9'11

Radiator. Double glazed window to side. Internal window to front porch. Walk in storage cupboard housing boiler (not tested). Doors to:



## BEDROOM ONE

9'8 x 7'7

Radiator. Double glazed window to side.



## BEDROOM TWO

9'4 x 5'7

Radiator. Double glazed window to side.



## KITCHEN

10'10 x 7'3 max

Fitted with a range of white panel laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit. Cooker space. Space and plumbing for washing machine. Radiator. Loft access. Double glazed window to side. Door to:



## LOBBY

Wash hand basin. Tiled splash backs. Sliding Door to Shower Room and door to Shower Room.





### SHOWER ROOM

Fitted with an independent shower cubicle. Concealed cistern low level W.C. Marble effect wall panelling.



### BEDROOM THREE

9'5 x 6'9

Double glazed windows to side.



### OUTSIDE - FRONT

Small front garden part enclosed by wall.

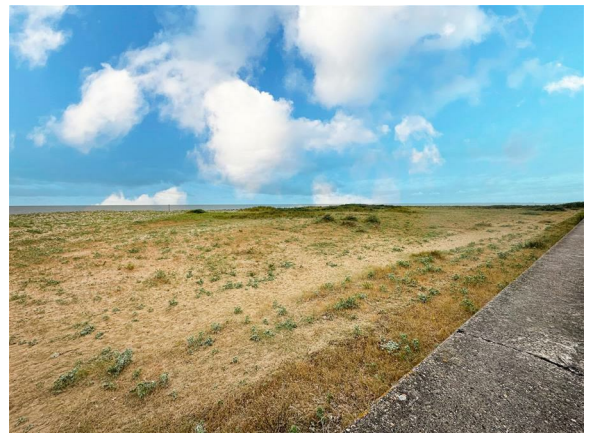
### OUTSIDE - REAR

Open hardstanding courtyard area providing off street parking.



## JAYWICK SEA FRONT

The property is situated directly opposite Jaywick Beach.



## 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 (Telephone & Broadband): TBC

Non-Standard Property Features To Note: Timber Framed property so would need to be cash purchase.

## JE 0624

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 between £50-£150 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

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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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**Sheen's**  
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