



LAMB & CO

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Inspired by **property**, driven by **passion**.



## BROOKLANDS, ESSEX, CO15 2JG

£800 PCM

Lamb and Co are pleased to advertise this three bedroom bungalow situated in Brooklands Jaywick. The property is along the sea front, all electric and close to local amenities. Available mid August 2026, contact the office to express interest.

- Available Mid August
- Rear Garden
- Guarantor Required
- Electric Heating
- Close to Amenities
- Council Tax Band- A
- Three Bedrooms
- EPC- E

## Entrance

Via half glazed UPVC door into lobby area. Panelled doors into lounge.

## Lounge

14'09 x 7'7 (4.50m x 2.31m )



Laminate flooring. Electric panel heater. Doors to kitchen area and bedroom.

## Kitchen

7'5 x 5'5 (2.26m x 1.65m )



Newly fitted kitchen. Floor and eye level white units with grey rolled worktops. Inset single bowl and drainer chrome sink unit. Space for electric cooker and washing machine. Vinyl flooring. Double glazed windows to the side of the property. Through to utility area.

## Utility Area

5'4 x 4'8 (1.63m x 1.42m )



Vinyl flooring. Grey rolled worktop. Space for under counter fridge and freezer. Double glazed windows to side of the property. Door to shower room. Door to rear garden.

## Shower Room

5'2 x 4'6 (1.57m x 1.37m )



Mixer shower enclosed by quadrant shower cubical. Pedestal basin. Low level WC. Wall heater. Vinyl flooring. Double glazed window to rear of the property.



### Bedroom One

8'0 x 7'6 (2.44m x 2.29m)



Laminate flooring. Electric panel heater. Double glazed window to rear of the property.

### Bedroom Two

7'11 x 7'5 (2.41m x 2.26m )



Laminate flooring. Electric panel heater. Double glazed window to side of the property.

### Bedroom Three

7'11 x 7'5 into bay (2.41m x 2.26m into bay )



Laminate flooring. Electric panel heater. Double glazed window to front of the property.

### Front Of Property

Gate entrance to hard standing area, with side access via gate to the rear of the property.

### Rear Garden

approx 18 x 15 (approx 5.49m x 4.57m )



Enclosed by panel fencing. Steps down to small paved area. Remained area soil.

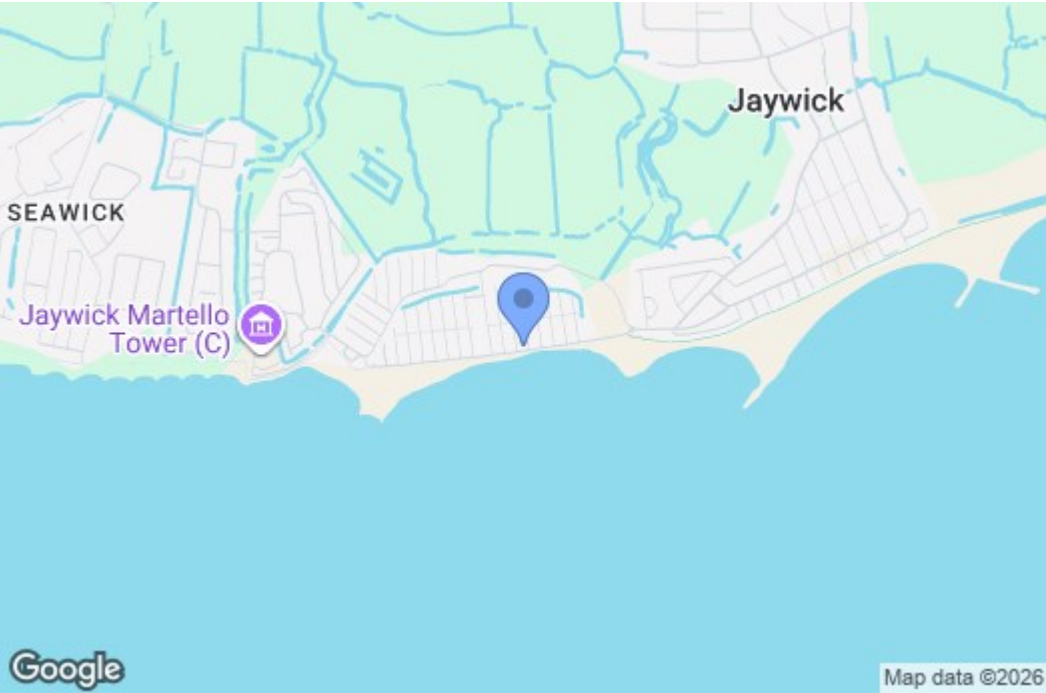
### Agent Notes Lettings

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1

weeks rent to be paid up front as a holding deposit to process your application.

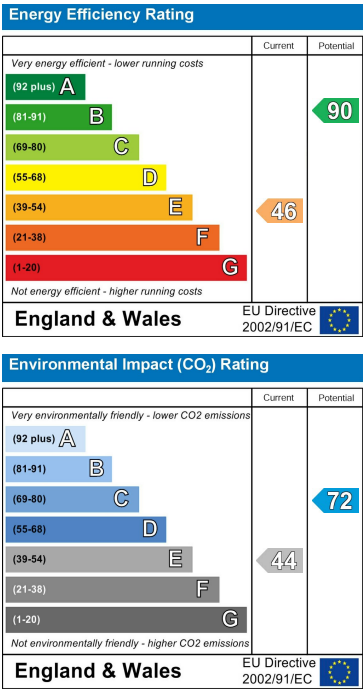


Map



Floorplan

EPC Graphs



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.