



## Brooklands Jaywick, CO15 2JG

Located directly on the seafront in the Brooklands area of Jaywick is this TWO BEDROOM timber framed detached bungalow. The property is on a corner plot position and benefits from beach and sea front views across the road and sea wall. Clacton's town and mainline railway station are positioned within two and a quarter miles.

- Two Bedrooms
- Separate W.C
- Corner Plot Position
- 15'5 x 9'10 Lounge
- Shower Room
- 7 x 6'3 Kitchen
- Sea View Across Road
- Double Glazed Windows
- No Onward Chain
- EPC Rating - G

**Price £70,000 Freehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

### LOUNGE

15'5 x 9'10

Wood effect laminate flooring. Double glazed window to front and side. Open access to Kitchen. Sliding door to Bedroom one.



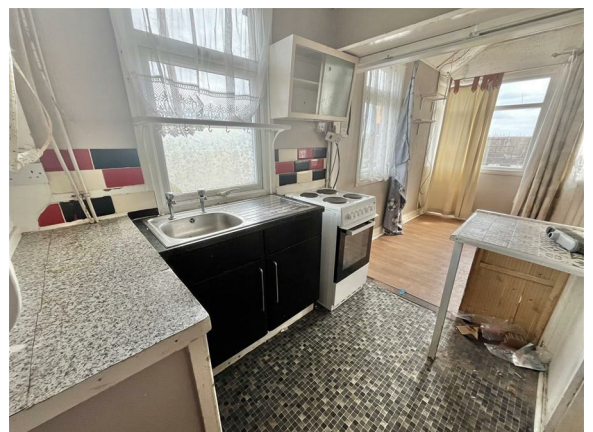
### ALTERNATE VIEW OF LOUNGE



### KITCHEN

7' x 6'3

Kitchen suite comprising work surfaces with inset single drainer stainless steel sink unit. Wall mounted cupboards eye and floor level. Space for fridge or freezer. Loft access. Double glazed window to side. Door to:



### ALTERNATE VIEW OF KITCHEN



### INNER HALL

Single glazed wooden door leading to rear porch. Sliding door to bedroom one. Additional sliding door to:

### SHOWER ROOM

Comprising standing shower cubical with wall mounted electric shower above (Not tested). Pedestal hand wash sink basin. Partly tiled. Double glazed window to side.



### SEPERATE W/C

Comprises low level w/c.



## BEDROOM ONE

9'2 x 6'11

Double glazed window to rear. Open access to:



## BEDROOM TWO

9'6 x 7'1

Built in storage cupboards. Double glazed window to side.



## REAR PORCH

Double glazed window to rear. Door leading to rear garden.





## OUTSIDE FRONT

Small fronted garden enclosed by dwarf wall being patio paved.  
Sea views across the road and sea wall.



## OUTSIDE REAR

Patio Paved. Two wood Storage Sheds.

### 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): No

Non-Standard Property Features To Note: Timber Framed. We believe there may be some asbestos at the property (although no survey has been undertaken).

## JB0425

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## 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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**Sheen's**  
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