



Brooklands Jaywick, CO15 2JS

Located directly on Jaywick's SEA FRONT is this ONE BEDROOM TIMBER FRAMED DETACHED BUNGALOW which is being offered with NO ONWARD CHAIN. Clacton-on-Sea's town centre and mainline railway station are positioned within two and a half miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- 9'6 x 7'10 Bedroom
- 18'1 x 8' Lounge
- 15'4 x 8'8 Kitchen
- 7'11 x 7'10 Dining Room
- 15'4 x 8'8 Loft Room
- Shower Room
- Sea Front Position With Sea Views
- No Onward Chain
- Council Tax Band A
- EPC Rating E



Price £100,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to:

LOUNGE

18'1 x 8'0

Radiator. Double glazed windows to sides and front. Open access to:



DINING ROOM

7'11 x 7'10

Radiator. Double glazed window to side. Door to:



KITCHEN

15'4 x 8'8

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Space for cooker with extractor hood above (not tested). Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tile splash backs. Radiator. Double glazed windows to side and rear. UPVC double glazed door leading onto rear garden. Steep stairs leading to:



LOFT ROOM

Two Velux double glazed windows.



BEDROOM

9'6 x 7'10

Radiator. Double glazed window to front.



SHOWER ROOM

Three piece white suite comprising: Low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Step in shower cubical with wall mounted shower head attachment above. Radiator. Double glazed window to side.



STORAGE ROOM

6'1 x 5'3

Double glazed window to side.



OUTSIDE FRONT

Positioned directly on the beach front which provides panoramic sea front views. Hard standing area with raised decked area. Enclosed by small wall.



OUTSIDE REAR

Fully patio paved. Enclosed by panelled fencing. Wooden storage shed. Side access leading to outside front.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band; A
Payable 2026/2027 £1483.98 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Air Source Heat Pump (Electricity): Yes (Water): Mains (Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

BA 09/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

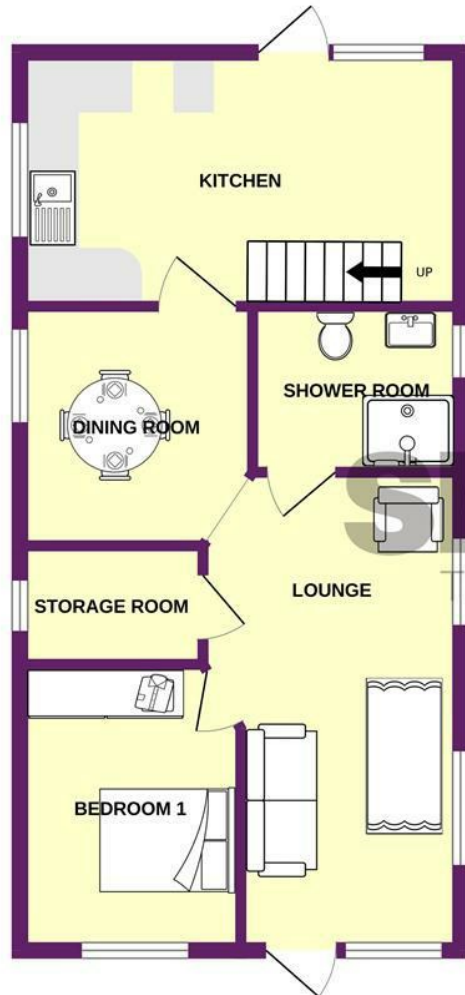
Particular Disclaimer

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.

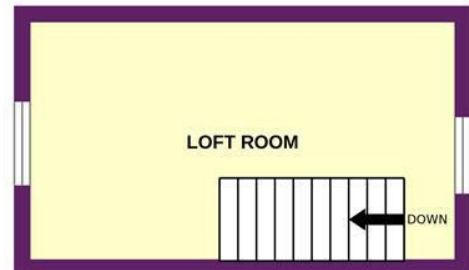
Draft Details

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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Selling properties... not promises

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