



Brooklands Jaywick, CO15 2JG

Sheen's Estate Agent's are pleased to offer this delightful TWO BEDROOM DETACHED TIMBER FRAMED BUNGALOW offers a perfect blend of comfort and coastal living. This property is being offered with NO ONWARD CHAIN. The property 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 Bedroom
- 14'5 x 7'1 Lounge
- 9'9 x 7'1 Kitchen
- 9'9 x 7'3 Bedroom One
- Fully Double Glazed
- Air Source Heat Pump Heating (n/t)
- Off Street Parking
- Seafront Location
- Council Tax Band A
- EPC Rating D



Price £80,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

14'5 x 7'1

French doors leading to outside front. Radiator. Double glazed window to side.



KITCHEN

9'9 x 7'1

Fitted with a range of a selection of matching white fronted panelled units. Inset stainless steel sink unit. Space for cooker. Space and plumbing for washing machine. Double glazed window to rear.



BEDROOM ONE

9'9 x 7'3

Radiator. Double glazed window to side.



BEDROOM TWO

8'6 x 7'3

Radiator. Double glazed window to side.



BATHROOM

Low level W/C. Pedestal hand wash basin. Panelled bath with shower attachment above (not tested). Storage cupboard. Double glazed window to rear.



OUTSIDE REAR

Laid to lawn. Enclosed by panel fencing. Air source heat pump unit (n/t).



OUTSIDE FRONT

Off street parking.



EH 01/25

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.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

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



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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