



High Street, Brightlingsea, Colchester, CO7 0AQ

welcome to

High Street, Brightlingsea, Colchester

This stunning Grade I Listed residence boasts plenty of character features including original beams, attractive fireplaces and feature turret staircase. The property is situated in the popular seaside town of Brightlingsea which benefits from local shops, cafes, restaurants, pubs, schools and marina



Early viewing is essential of this unique listed home with attractive character features, believed to date back to the 1300s and being located within walking distance of Brightlingsea marina and seafront.

Ground floor accommodation comprises two reception areas with character features, kitchen and shower room.

A feature turret staircase gives access to the first floor which offers three bedrooms and the family bathroom.

The second floor offers an additional large bedroom.

Externally there is driveway parking and a large mature rear garden which benefits from being south facing.

Entrance Door To:

Lounge / Diner

24' 8" max x 14' 7" + stair recess (7.52m max x 4.45m + stair recess)

Dining Area

14' 7" approx + stair recess x 9' 5" approx (4.45m approx + stair recess x 2.87m approx)

Karndene flooring, single glazed wood framed window, feature brick fireplace, feature beams, radiator, feature brick turret staircase with feature windows leading to first floor.

Lounge Area

15' 3" approx x 14' 5" approx (4.65m approx x 4.39m approx)

Two single glazed wood framed windows, external door, feature brick fireplace with log burner, feature beams, Karndene flooring, radiator.

Kitchen

11' 5" max to cupboard x 10' 5" max (3.48m max to cupboard x 3.17m max)
Karndene flooring, range of matching base and eye level units, wooden worktops, inset ceramic sink unit, feature brickwork and beams, spaces for range style cooker + fridge/freezer + washing machine + tumble dryer, integrated dishwasher, boiler cupboard, single glazed wood framed window.

Shower Room

Shower cubicle, antique style wash basin and w.c., part tiled walls, tiled floor, radiator.

First Floor Accommodation

Landing

Stairs to second floor, carpet, doors to:

Bedroom One

16' 3" x 11' 5" max + cupboard (4.95m x 3.48m max + cupboard)

Feature fireplace, carpet, vaulted ceiling, radiator, two single glazed wood framed windows, built-in cupboard, feature beams.

Bedroom Two

15' 6" max x 11' 1" max to cupboard (4.72m max x 3.38m max to cupboard)

Carpet, feature fireplace, single glazed wood framed window, built-in cupboard, radiator, feature beams.

Bedroom Four

11' 5" max x 8' 6" max (3.48m max x 2.59m max)

Single glazed wood framed window, radiator, carpet, feature beams.

Second Floor Accommodation

Bedroom Three

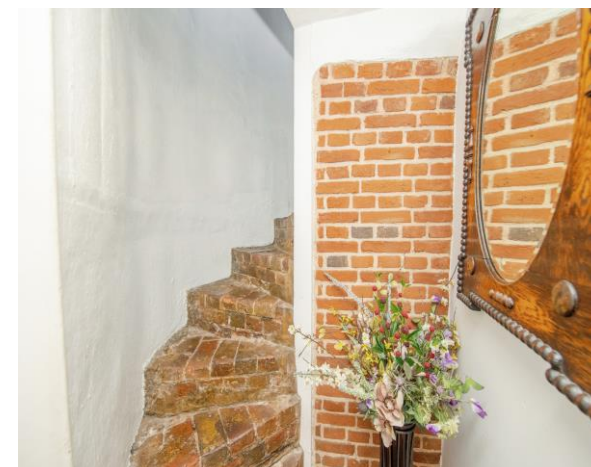
18' 10" max x 10' 3" max (5.74m max x 3.12m max)

Single glazed wood framed window, radiator, carpet, two built-in cupboards, restricted head height, feature beams.

Outside

Gated access to driveway providing off road parking to the front.

There is a stunning mature south facing rear garden which is enclosed and generous in size, being partly laid to lawn with inset shrubs, trees and flowers,. The garden measures approximately 100 ft in length and benefits from spacious patio area abutting the property which is ideal for outside dining and enjoying the sun.

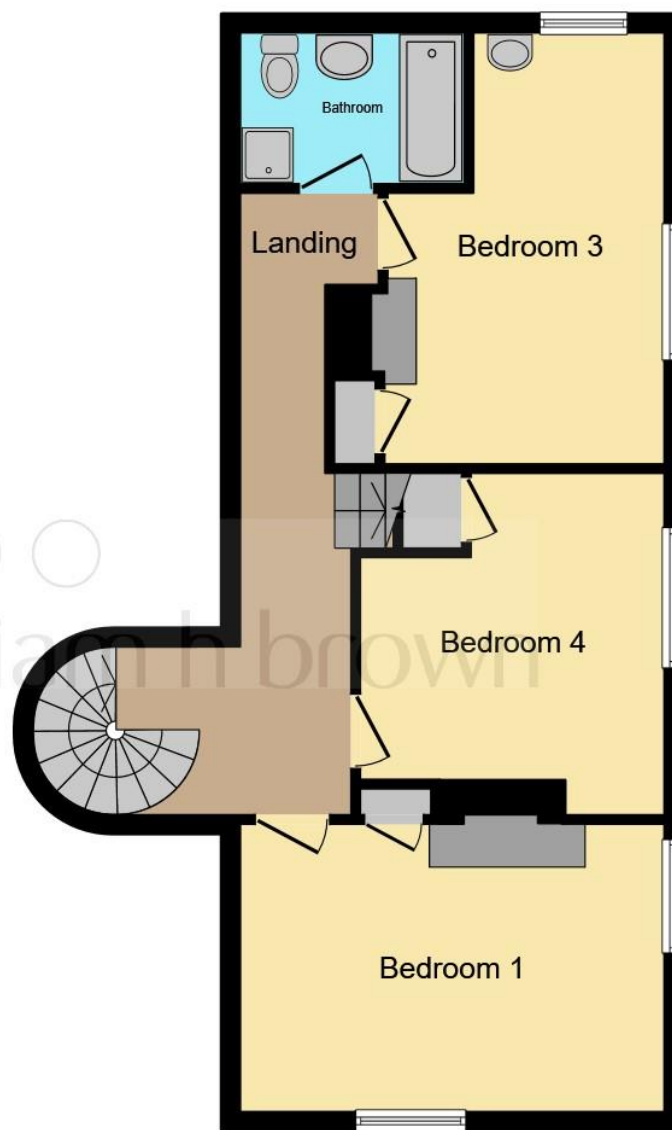


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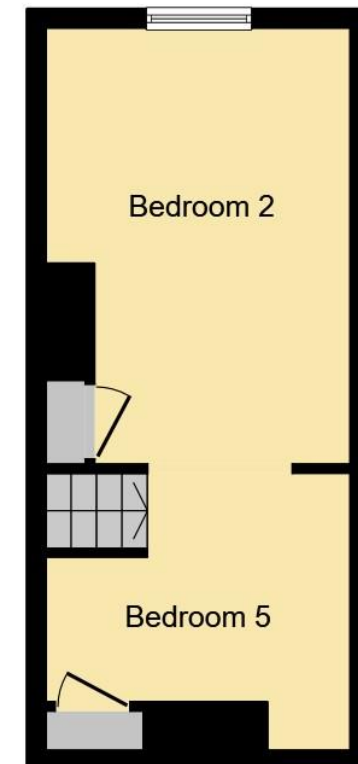




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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High Street, Brightlingsea Colchester

- Stunning Grade I Listed Home
- Two Reception Areas
- Three First Floor Bedrooms
- Shower Room & Family Bathroom
- Spacious Top Floor Bedroom
- Approx 100 ft Mature South Facing Garden
- Driveway Parking

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120810 - 0002

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