

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

E-mail: info@lucasestates.com Website: www.lucasestates.com



"THE PINES" 20 SAMSONS ROAD, BRIGHTLINGSEA, ESSEX

PRICE OIEO £435,000 FREEHOLD

NO ONWARD CHAIN

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|--|---|
| * UNIQUE DETACHED 3 /4 BEDROOM CHALET RESIDENCE | * |
| * ENTRANCE HALL WITH CLOAKROOM/W.C. | * |
| * KITCHEN 11'11" X 8'10" AND UTILITY ROOM | * |
| * DINING ROOM 11'11" X 9'11" & GARDEN ROOM 15'9" X 6'8" | * |
| * LOUNGE 16' X 10'9" + BAY WITH LOG BURNER | * |
| * STUDY/BEDROOM 4. 7'11" X 7'6" | * |
| * BED.1. 12'7" X 9'7" BED. 2. 12'8" X 8'9" BED. 3. 10'10" X 9'6" | * |
| * FIRST FLOOR SHOWER ROOM / W.C. | * |
| * GAS CENTRAL HEATING & UPVC DOUBLE GLAZING | * |
| * EXTENSIVE GARDENS TO FRONT, SIDE AND REAR + 2 GARAGES | * |

NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES & FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.

ESTABLISHED 1935

Property Misdescription Act

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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A unique detached property situated on the outskirts of the town, close to bus routes, Supermarket and local amenities. The property was constructed approximately 63 years ago by the current owners and has many characterful features including an external staircase leading to a large balcony area, overlooking the large, established, mature rear garden. The property benefits from a gas central heating, UPVC double glazing and 2 garages. The accommodation comprises :-

GROUND FLOOR

UPVC D/GLAZED SIDE ENTRANCE DOOR

HALL 10'9" x 10'6" with stairs to first floor, storage cupboard and radiator.

CLOAKROOM with white suite of low level W.C. and wash hand basin. UPVC double glazed obscure window.

STUDY/ BEDROOM 4. 7'11" x 7'6" with UPVC double glazed window. Radiator. Cupboard with hot tank and slatted shelves.

KITCHEN 11'11" x 8'10" with worksurfaces, pine base unit cupboards and matching wall cupboard. Integrated Stoves electric hob and double oven. Further pine unit with enclosed washing machine. 2 storage cupboards. 1 ½ stainless steel sink unit with mixer tap. Radiator. Vinyl flooring. Door to utility room and archway to dining area.

UTILITY ROOM with UPVC double glazed window to rear aspect and 1/2 glazed wooden door to garden. Radiator. Storage shelves and worktop.

DINING AREA 11'11" x 9'11" with UPVC double glazed window. Cosmetic electric stove. Radiator. Archway to :-

GARDEN ROOM 15'9" x 6'8" with UPVC double glazed windows and doors to rear garden. Radiator.

FIRST FLOOR

LANDING with UPVC double glazed window, 3 storage cupboards and radiator.

BEDROOM 1. 12'7" x 9'7" max. including wardrobe cupboards. UPVC double glazed window to rear aspect. Radiator.

BEDROOM 2. 12'8" x 8'9" + built in wardrobe cupboards. UPVC double glazed window to front aspect. Radiator.

BEDROOM 3. 10'10" x 9'6" + built in wardrobe cupboard. UPVC double glazed window. Radiator.

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SHOWER ROOM ½ tiled with white suite of low level W.C., wash hand basin with mixer tap and large walk in shower with screen. Trap to roof space. UPVC double glazed obscure window. Cupboard with shelving. Shaver point. Vinyl flooring. Radiator.

OUTSIDE

To the front and side is a shingle driveway with shrub borders and 1 integrated and 1 detached garage. There is side access from both sides. The large rear garden is well established, laid to lawn with an abundance of shrub borders, trees, garden sheds, greenhouse, pergola, wood store and cart lodge. To one side is a staircase leading to a large balcony where views of the garden can be appreciated fully.

SERVICES

All main services are connected. Council Tax Band D.

VIEWING

By appointment through **LUCAS ESTATE AGENTS**.

E&OE



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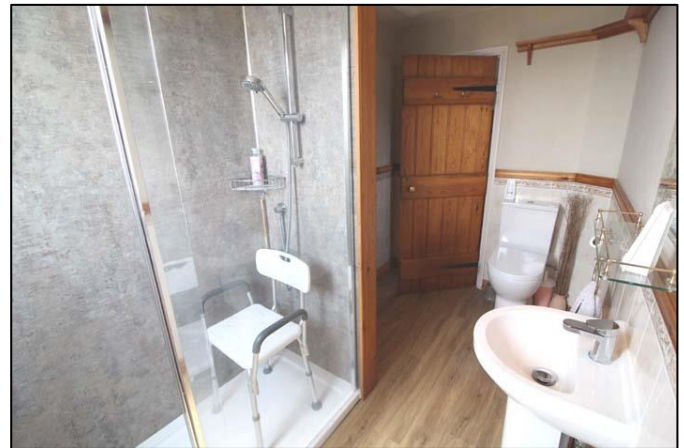
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