



# 3 bedroom Detached House located in Brightlingsea.

Offers In Excess Of  
**£375,000**

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# Ladysmith Avenue Brightlingsea Colchester CO7 0JD



3



1



2



EPC

TBC



## FULL DESCRIPTION

### OVERVIEW

John Alexander are pleased to present this beautiful three/four bedroom detached home situated in the popular seaside town of Brightlingsea. Offering many local amenities, outdoor swimming pool, local supermarket and breach front with child safe paddling area.

The property benefits include a fitted kitchen, lounge, dining room, three/four bedrooms, family bathroom and enclosed rear garden

### ENTRANCE HALL

### RECEPTION ROOM/BEDROOM FOUR

### CLOAKROOM

### LOUNGE

### DINING ROOM

### KITCHEN/BREAKFAST ROOM

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE

### BEDROOM TWO

### BEDROOM THREE

### BATHROOM

### OUTSIDE

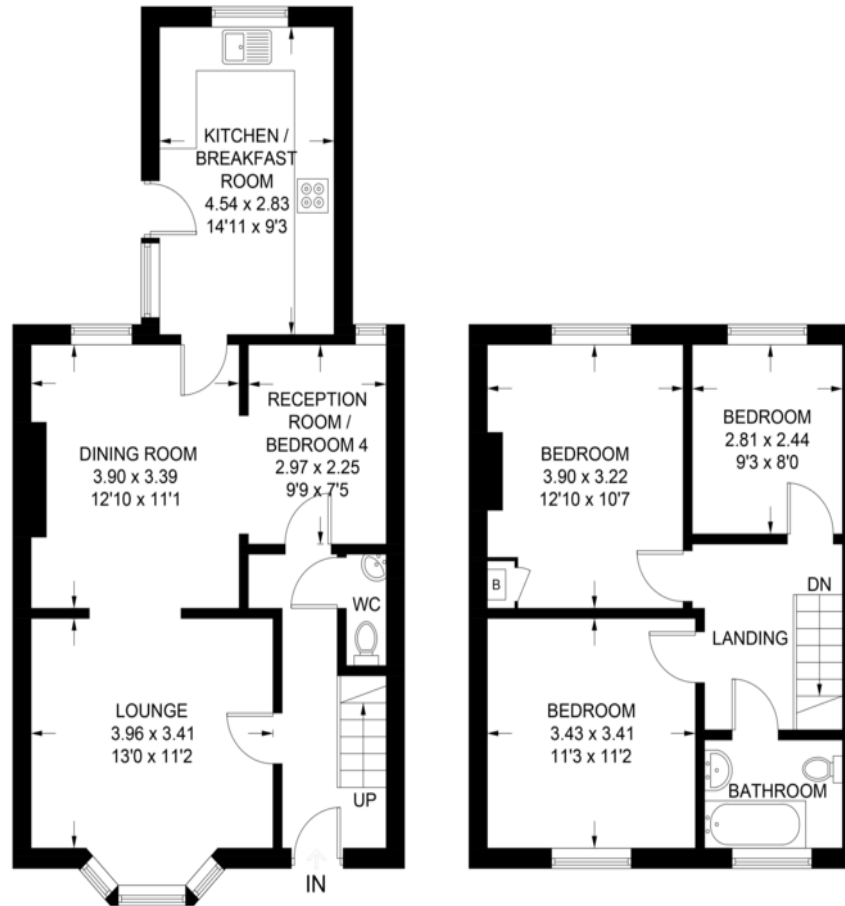
To the rear of the property, there is an approx 100ft rear garden, which backs onto school playing fields, the garden laid to lawn with mature trees, flower and shrub borders, patio aarea to side and rear, all enclosed by fencing and a side gate access to front.



## FLOORPLAN

### Ladysmith Avenue

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft



**Ground Floor**  
57.7 sq m / 621 sq ft

**Ground Floor**  
43.2 sq m / 465 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

## DIRECTIONS

### CONTACT

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