

Promenade Way
BRIGHTLINGSEA
CO7 0LW
£100,000

Town & Country
residential sales and lettings





- Brand New Park Home
- Close to Town and Waterfront
- LPG Radiator Heating
- Double Glazing
- Fully Fitted Kitchen
- Two Bedrooms
- Two Shower Rooms
- Veranda available at £15,000
- Ready to Move Into
- Call Agents for Details 01206 302288

A development of holiday homes built to a high fully furnished standard.

This ARTISAN LODGE is offered with fitted kitchen LPG gas central heating, double glazing, ready to move into.

Located close to the waterfront with boating lake and Brightlingsea Lido.

The marina is an easy walking distance along the promenade.

Local shops are easy access as is local public houses.

Please call the appointed agents Town and Country Residential 01206 302288



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double storage cupboard, fitted shelving, radiator.

LIVING ROOM

19' 5" x 13' 8" (5.91m x 4.16m)

Double glazed window to side, two radiators, two shelving units, fitted carpet. Curtains, sofas and chairs included. Double glazed patio door to outside.

KITCHEN AREA

Sink unit with mixer taps range of working surfaces range of integrated appliances including microwave, five ring gas hob, washing machine, dishwasher, wine cooler, table table and six chairs. Vexlex style window, double glazed window to side aspect.

BEDROOM ONE

12' 4" x 9' 5" (3.76m x 2.87m)

Two wardrobe cupboards, dressing table unit, radiator.

EN SUITE

8' 3" x 3' 4" (2.51m x 1.02m)

Double glazed window to rear. Double enclosed shower cubicle, low level WC and vanity wash hand basin. Extractor fan, radiator.

BEDROOM TWO

9' 3" x 7' 6" (2.82m x 2.28m)

Double glazed window to side aspect, two single beds with head boards, radiator, double wardrobe cupboard.



SHOWER ROOM

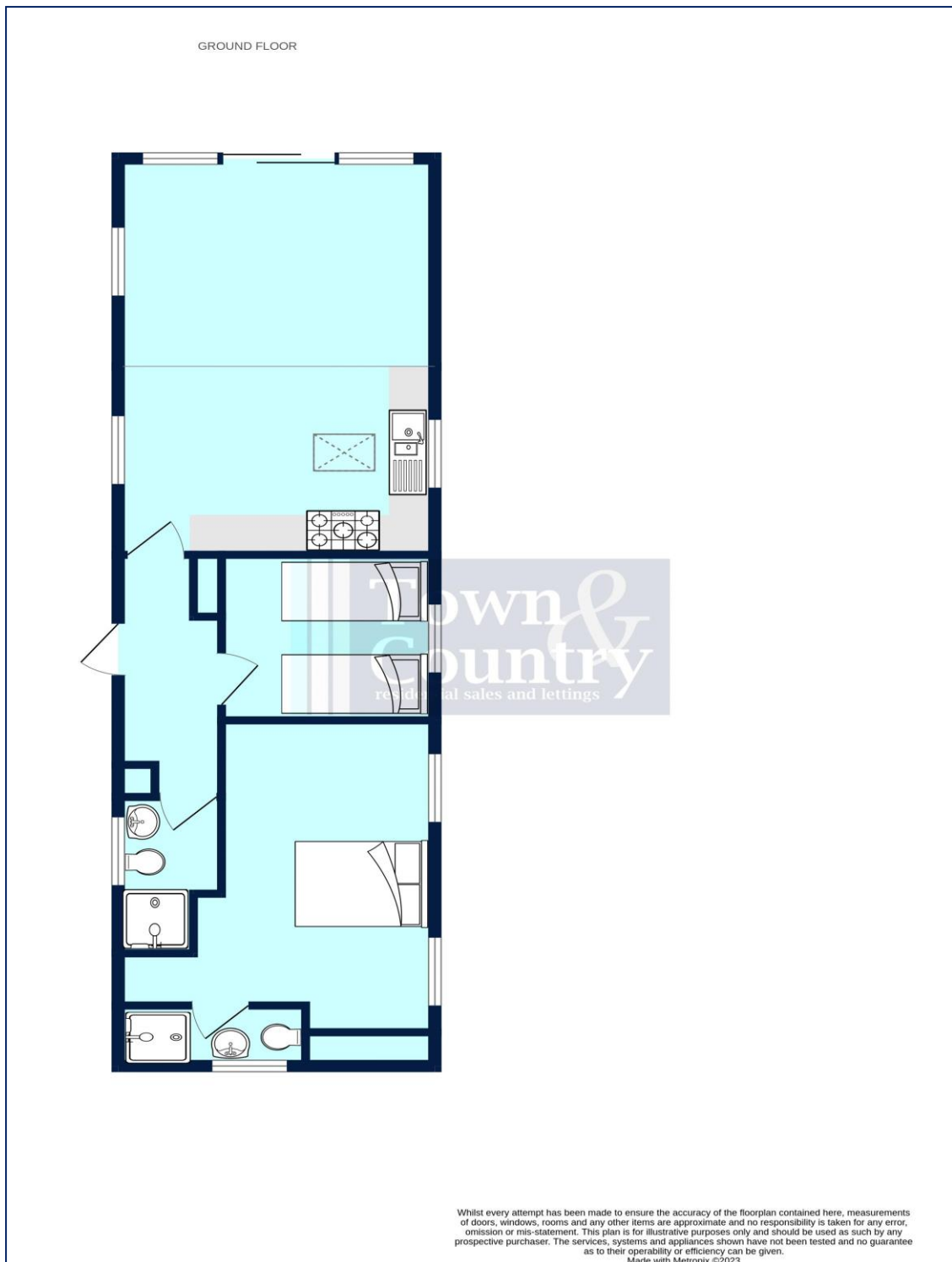
8' 7" x 4' 9" (2.61m x 1.45m)

Enclosed double shower cubicle, low level WC, vanity wash hand basin radiator, extractor fan, double glazed window to side.

AGENT'S NOTES

There is the option purchase the veranda at an additional cost £15,000.





Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied