

Promenade Way
BRIGHTLINGSEA
CO7 0LW
£115,000

Town & Country
residential sales and lettings





- **Brand New Park Home**
- **LPG Radiator Heating**
- **Fully Furnished**
- **Choice of Locations on Site**
- **Two Bedrooms**
- **En-Suite**
- **Fitted Kitchen**
- **Show Home available With Veranda**
- **Viewing Advised**
- **Please Contact Selling Agents on 01206 302288**

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

This HARTLAND 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

Side Entrance Door To:

KITCHEN/BREAKFAST ROOM

13' 3" x 9' 5" (4.04m x 2.87m)

Single drainer sink unit with mixer taps, integrated washing machine, slimline dishwasher, range style cooker, fridge/freezer, range of working surfaces with storage cupboards and drawers, larder cupboard, fitted shelves, double glazed window to side.

LIVING AREA

13' 3" x 11' 3" (4.04m x 3.43m)

Double glazed windows on two aspects, French doors opening to front. Free standing furniture, fitted carpet, curtains, wiring for tv, two wall light points, radiator.

INNER LOBBY

Doors to:

BEDROOM ONE

13' 7" x 12' 3" (4.14m x 3.73m)

Double glazed window on two aspects, dressing table with drawers, bed with head board. Built in wardrobe cupboards, radiator.

EN-SUITE

2' 9" x 0' 0" (0.84m x 0.00m)

Low level WC, vanity wash hand basin cupboard under and double shower. Extractor fan, double glazed window to rear, radiator.



BEDROOM TWO

8' 7" x 7' 0" (2.61m x 2.13m)

Double glazed window to side, two single beds, radiator.

SHOWER ROOM

8' 6" x 3' 4" (2.59m x 1.02m)

Double walk in shower, low level WC and vanity wash hand basin with cupboard under. Double glazed window to side, radiator.

AGENT'S NOTES

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

NB Plot 127 The veranda has already been installed and would be included in sale at additional cost.





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