

**Waterside Marina  
BRIGHTLINGSEA  
CO7 0FX**

**Town & Country**  
residential sales and lettings

**Offers in Excess of £270,000**





- **Three Bedrooms**
- **Three En-Suite Bath/Shower Rooms**
- **Gas Central Heating**
- **Double Glazing**
- **Fitted Kitchen With Appliances**
- **Juliet Balcony**
- **Chain Free**
- **Cloakroom**
- **Underground Parking**
- **Garage Available by Separate Negotiation**

Situated in the stunning Waterside Marina location is this duplex three bedroom property, all three bedrooms benefit from En-suite bath or shower room.

The accommodation comprises of lounge, large breakfast room/kitchen with fitted appliances.

In addition, there is Juliet balcony, gas central heating and double glazing.

The Shipyard makes up part of the popular marina development with shops and wine bar, local schools and supermarkets are also close by.





The accommodation with approximate room sizes are as follows:

**ENTRANCE DOOR TO:**  
**RECEPTION HALL**

Double cloak cupboard also housing plumbing for washing machine, radiator. Stairs leading to first floor.

**CLOAKROOM**

Comprising of Low level WC and wash hand basin. Tiled floor, extractor fan, radiator, part tiled walls.

**LOUNGE**

17' 0" x 13' 4" (5.18m x 4.06m)

Window to front aspect, spot lights, two radiators.

**KITCHEN/BREAKFAST ROOM**

20' 6" x 16' 8" (6.24m x 5.08m)

**KITCHEN AREA**

One and half bowl stainless steel sink unit with cupboards and drawers under, integrated dishwasher, oven, hob and splash back with extractor hood over. Integrated fridge/freezer. Range of working surfaces with cupboards and drawers under, laminate flooring.

**BREAKFAST AREA**

Juliet balcony to rear aspect with views towards the river Colne and East Mersea. Radiator, TV point.

**PRINCIPAL BEDROOM**

16' 9" x 14' 1" (5.10m x 4.29m)

An irregular shape room with window to front aspect with fitted shutters, radiator.



### **EN-SUITE SHOWER ROOM**

Double walk in shower cubicle, low level WC and wash hand basin. Tiled floor, part tiled walls, extractor fan, chrome towel rail.

### **LANDING**

Doors Leading off to:

### **BEDROOM TWO**

18' 1" x 11' 0" (5.51m x 3.35m)

With Velux style window to rear aspect, radiator, door to:

### **EN-SUITE SHOWER ROOM**

9' 7" x 5' 0" (2.92m x 1.52m)

Walk-in shower cubicle, low level WC and wash hand basin. Extractor fan, electric shaver point, tiled floor, part tiled walls, chrome towel rail.

### **BEDROOM THREE**

20' 5" x 12' 7" (6.22m x 3.83m)

'L' shaped room, two Velux style windows to front aspect, radiator, door to:

### **EN-SUITE BATHROOM**

9' 0" x 7' 3" (2.74m x 2.21m)

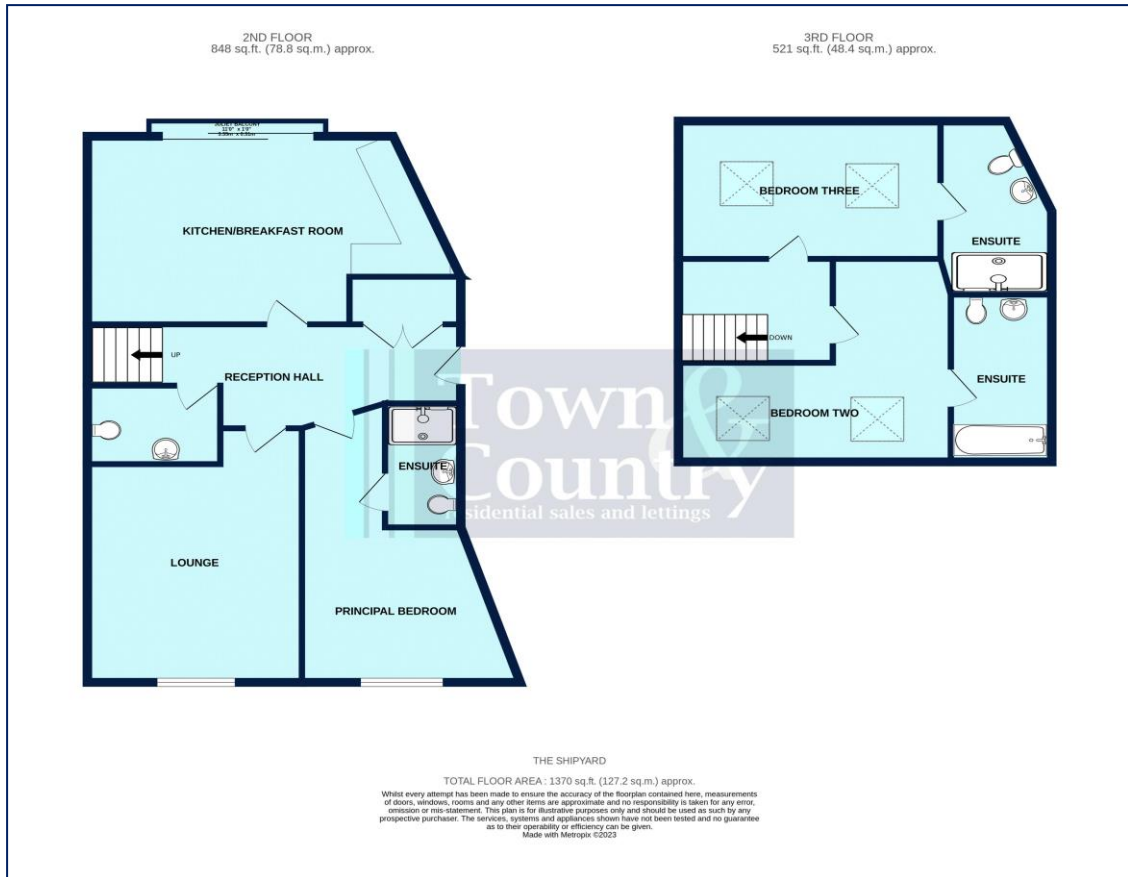
Comprising panelled bath with mixer taps, low level WC and wash hand basin. Chrome towel rail, tiled floor, part tiled walls. Door to walk in storage cupboard housing gas fired boiler.

### **EXTERIOR**

There is an under ground parking space.

We also understand there is a large garage which could be available by separate negotiation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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