

**Waterside Marina  
BRIGHTLINGSEA  
CO7 0FF  
£270,000 Leasehold**





- **OUTSTANDING CONTEMPORARY APARTMENT**
- **THREE DOUBLE BEDROOMS**
- **ESTUARY VIEWS**
- **IN "AS NEW" CONDITION**
- **PRINCIPAL BEDROOM WITH EN-SUITE**
- **FULLY FITTED KITCHEN**
- **OPEN PLAN LIVING WITH DUAL ASPECT VIEWS**
- **SECURE CAR PARKING**
- **GAS CENTRAL HEATING**
- **FULLY FURNISHED OPTION AVAILABLE**

**\*\* AS NEW - HIGH SPECIFICATION WITH ESTUARY VIEWS \*\***

This stunning three double bedroom apartment is situated on the sought after "Waterside Marina" development.

This contemporary property which is in outstanding condition features large open plan fitted kitchen into lounge with dual aspect estuary views from the balconies, principal double bedroom with En-suite, two further double bedrooms, family bathroom and storage cupboards.

The property is currently furnished with high-end furniture which can stay with the property if desired.

The apartment comes with secure parking.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Grey laminate flooring, radiator, centre lights, two storage cupboards (one houses the washing machine).

#### **KITCHEN/LOUNGE**

23' 10" x 15' 8" (7.26m x 4.77m)

Dual aspect windows to front and side with estuary views and wrap around balcony. Grey flooring, inset spot lights, two radiators, contemporary fitted kitchen with wall and base units, integrated dishwasher and electric oven, gas hob, stainless steel sink/drainage, integrated fridge/freezer.

#### **PRINCIPAL BEDROOM**

15' 3" x 13' 4" (4.64m x 4.06m)

Window to side, carpet, centre light, radiator.

#### **EN-SUITE**

8' 1" x 6' 1" (2.46m x 1.85m)

Tiled flooring, inset spot lights, panelled bath with shower over, low level WC and wall mounted hand basin. Heated towel rail, fully tiled walls.

#### **BEDROOM TWO**

12' 7" x 10' 6" (3.83m x 3.20m)

Window to side, carpet, centre light, radiator.

#### **BEDROOM THREE**

8' 11" x 9' 6" (2.72m x 2.89m)

Window to rear, carpet, centre light, radiator.



**FAMILY BATHROOM**

5' 6" x 10' 5" (1.68m x 3.17m)

Tiled flooring, inset spot lights, panelled bath, separate shower enclosure, low level WC and wall mounted hand basin. Heated towel rail, fully tiled walls.

**PARKING**

Secure car parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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