

**New Street
BRIGHTLINGSEA
CO7 0DD
£199,950 Freehold**





- REFURBISHMENT/DEVELOPMENT OPPORTUNITY
- DETACHED HOUSE
- OFF ROAD PARKING with DROPPED CURB
- IDEAL LOCATION
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- CHARACTER PROPERTY
- SPACIOUS GARDEN
- EARLY VIEWING ADVISED
- NO ONWARD CHAIN

**** RARE RE-DEVELOPMENT OPPORTUNITY ****

This two bedroom, detached house with off road parking requires a total refurbishment but does lend itself to either a side or rear extension (stp), or both, to create a wonderful family home.

In addition, there is a spacious rear garden with side access.

Close to the Town Centre as well as the Marina, the property is ideally located to enjoy all the amenities in the town.

Being offered with NO ONWARD CHAIN.



The accommodation with approximate room sizes are as follows:

LOUNGE

13' 0" x 10' 7" (3.96m x 3.22m)

Window to front, carpet, centre light, radiator.

DINING ROOM

10' 4" x 8' 0" (3.15m x 2.44m)

Window to front, carpet, centre light, radiator. Stairs to first floor landing.

BOOT ROOM

8' 6" x 4' 3" (2.59m x 1.29m)

Door to rear garden, tiled floor, centre light.

KITCHEN

8' 9" x 8' 0" (2.66m x 2.44m)

Window to rear, tiled floor, centre light, stainless steel sink/drainage, cupboard, boiler.

WC

5' 6" x 2' 10" (1.68m x 0.86m)

Obscured window to side, vinyl flooring, centre light, low level WC.

BATHROOM

5' 6" x 4' 11" (1.68m x 1.50m)

Obscured window to side, laminate flooring, centre light, radiator. Panelled bath and wall mounted sink.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

13' 1" x 9' 10" (3.98m x 2.99m)

Windows to front and rear aspects, carpet, centre light, radiator, cupboard.

BEDROOM TWO

10' 1" x 7' 11" (3.07m x 2.41m)

Window to front aspect, wooden floor, centre light, radiator.

EXTERIOR

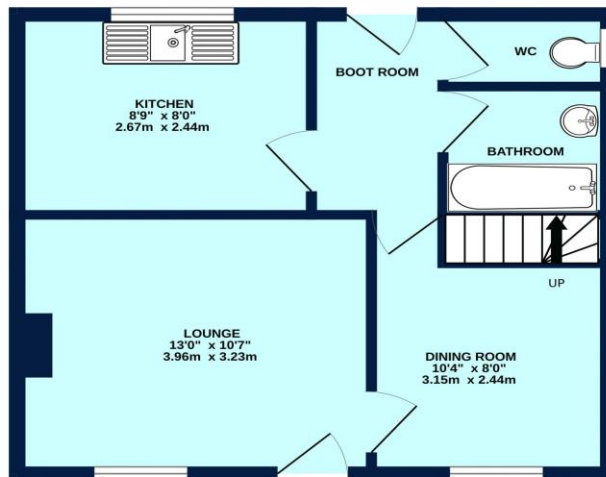
Off road parking to side. Access to the rear garden.

Enclosed private rear garden with mature shrubs and trees.

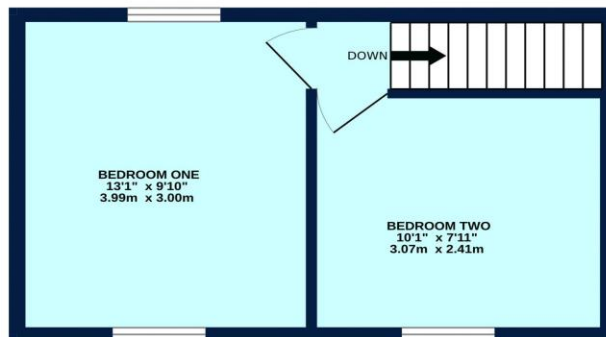
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



GROUND FLOOR 392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR 274 sq.ft. (25.5 sq.m.) approx.



NEW STREET

TOTAL FLOOR AREA : 666 sq.ft. (61.9 sq.m.) approx.

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