

**Mill Street
BRIGHTLINGSEA
CO7 0SZ
£350,000 Freehold**

Town & Country
residential sales and lettings





- **STUNNING CHARACTER PROPERTY**
- **STUNNING ESTUARY VIEWS**
- **THREE DOUBLE BEDROOMS**
- **OPEN PLAN LOUNGE/DINER**
- **CONTEMPORARY KITCHEN**
- **SEPARATE UTILITY ROOM**
- **FAMILY BATHROOM**
- **LOFT ROOM**
- **OFF ROAD PARKING & GARAGE**
- **VERSATILE LIVING**

Nestled in a peaceful location with stunning estuary views, this immaculate end of terrace property is a rare find. Ideal for families and couples alike, this home boasts three reception rooms, each offering a unique space for relaxation and entertainment.

The open-plan design of the first reception room, complemented by a charming fireplace, creates a welcoming atmosphere for gatherings. The property features a contemporary kitchen with open-plan layout and dining space, offering picturesque river views.

With three bedrooms, including a principal bedroom with built-in wardrobes, this home offers comfortable living spaces for all residents. The second bedroom offers fabulous views, while the third bedroom provides ample space for relaxation or study.

Outside to the rear you have an extended decking area which provides a perfect spot to enjoy the serene surroundings, a mature garden and a purpose built entertaining area to enjoy those summer evenings with friend and family. There is off road parking and a garage with both power and light. You are a short walk to the town centre and an even shorter walk to the countryside which makes this an ideally situated home.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

Wooden partially glazed front door, tiled flooring, radiator.

LOUNGE/DINER

20' 8" x 11' 4" (6.29m x 3.45m)

Windows to front and rear, carpet flooring, two centre lights, two radiators, feature fireplace housing a log burner, built in cupboards and shelves, stairs to first floor, doors to kitchen/utility/bathroom.

KITCHEN/BREAKFAST ROOM

16' 9" x 8' 3" (5.10m x 2.51m)

French doors leading to rear decking, window to side, vinyl flooring, two centre lights, radiator. Range of contemporary cream wall and base units with contrasting wood style roll top work surface, 1 ½ bowl ceramic sink/drain, integrated dishwasher, gas hob with extractor over, under counter oven.

OFFICE/PLAYROOM/BEDROOM THREE

11' 7" x 7' 1" (3.53m x 2.16m)

Window to front, carpet flooring, centre light, radiator.

UTILITY ROOM

8' 8" x 5' 4" (2.64m x 1.62m)

Door to rear, window to rear, tiled floor, wall mounted light, radiator. Worktop with space under for washing machine, tumble dryer, butler sink.

FAMILY BATHROOM

7' 7" x 4' 10" (2.31m x 1.47m)

Obscured window to rear, vinyl flooring, radiator. P shaped bath with electric shower over, low level WC and pedestal wash hand basin, partially tiled walls.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

10' 11" x 10' 3" (3.32m x 3.12m)

Window to front, carpet flooring, centre light, radiator, two double fitted wardrobes.

BEDROOM TWO

9' 1" x 8' 7" (2.77m x 2.61m)

Window to rear overlooking the Estuary, stripped floorboards, centre light, radiator, stairs to 2nd floor.

LOFT ROOM

9' 9" x 9' 7" (2.97m x 2.92m)

Window to rear overlooking the Estuary, carpet flooring, wall mounted light, radiator, under eaves storage, wood panelled walls.

EXTERIOR

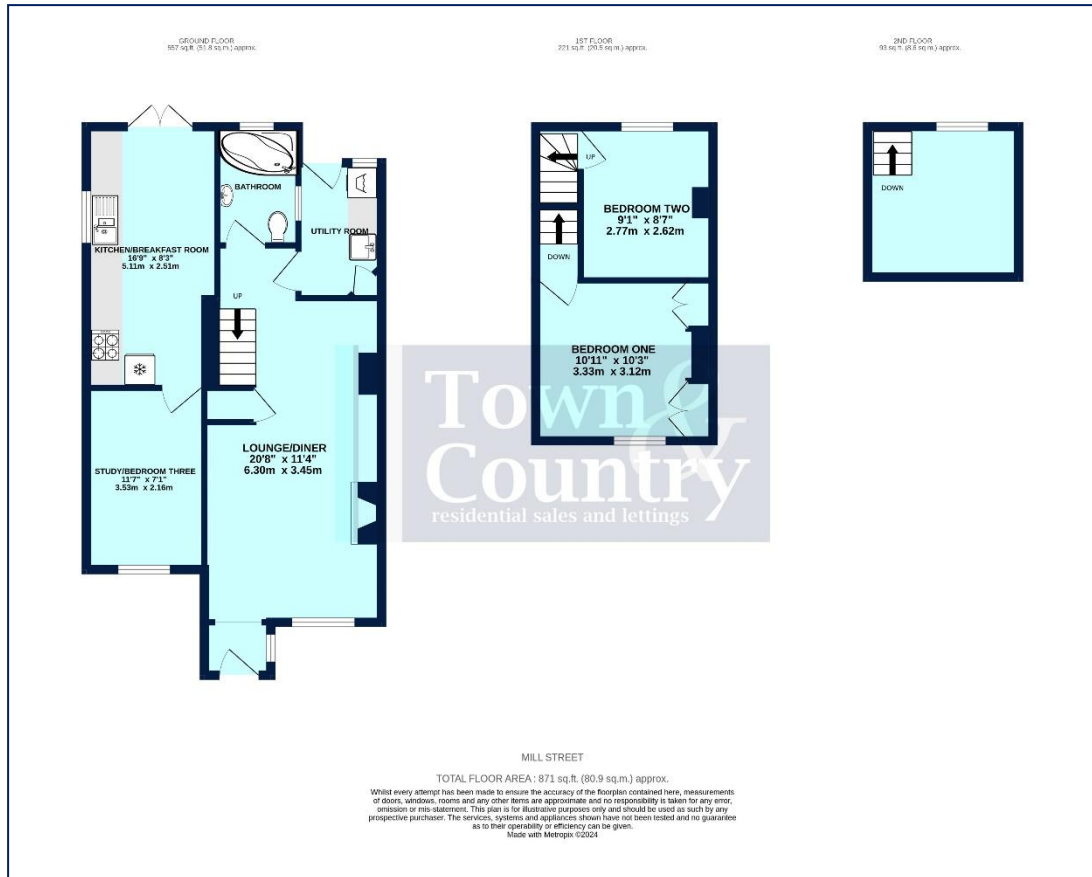
FRONT

White picket fence with pathway and mature shrubs, side access.

REAR

Raised decking with views over the Estuary, laid to lawn, mature plants and shrubs, flower beds and vegetable patch. Covered entertaining area with power, access to garage (which has power and light) and off road parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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