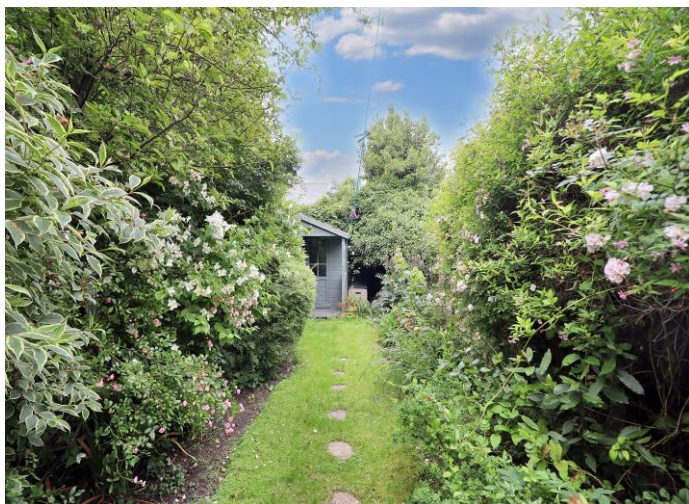


**New Street  
BRIGHTLINGSEA  
CO7 0DD  
£199,000 Freehold**

**Town & Country**  
residential sales and lettings







- TWO DOUBLE BEDROOM COTTAGE
- LOUNGE WITH LIVING FLAME "OPEN" FIRE
- RECENTLY FITTED KITCHEN WITH SIEMENS AND BOSCH APPLIANCES
- SASH DOUBLE GLAZING
- MATURE GARDEN WITH SUMMER HOUSE
- WET ROOM AND FIRST FLOOR WC
- TRADITIONAL FEATURES
- PRETTY GARDEN
- MINUTES WALK FROM TOWN CENTRE AND WATERFRONT
- NO ONWARD CHAIN

NESTLED IN THE HEART OF BRIGHTLINGSEA, THIS TWO DOUBLE BEDROOM COTTAGE IS THE PERFECT FIRST HOME!

Call now to view this quaint property, recently fitted kitchen with new Siemens & Bosch appliances, also benefitting from a wet room and handy first floor En-suite WC.

Open the door to this stunning home and you will find a beautiful example of a period property that retains so many traditional features.

The property also boasts a lovely garden with a summer house and is just a few minutes walk to the Town Centre shops and Waterfront.

NO CHAIN



The accommodation with approximate room sizes are as follows:

#### **LOUNGE**

12' 0" x 10' 9" (3.65m x 3.27m)

Sash Double Glazed window and door to front, carpet flooring, centre light. Original fireplace, recessed shelving and cupboards housing the electric meter, radiator. Door to:

#### **HALL**

Opening to kitchen, stairs to first floor. Door to side passage.

#### **KITCHEN/DINER**

12' 0" x 10' 4" (3.65m x 3.15m)

Sash Double Glazed window to rear. Recently fitted well designed kitchen makes full use of the space on offer. Range of base and wall units with work surfaces over. 1 1/2 bowl sink unit with mixer taps. Siemens & Bosch appliances inc; electric cooker, electric hob and dishwasher. Space for fridge/freezer and washing machine. Pantry/storage cupboard with shelving, live flame fireplace. Door to inner lobby.

#### **LOBBY**

0' 0" x 0' 0" (0.00m x 0.00m)

Door to: Rear Garden, boiler cupboard housing gas combination boiler, door to:

#### **SHOWER/WET ROOM**

7' 3" x 6' 1" (2.21m x 1.85m)

Sash Double Glazed window to rear, walk in fountain shower, pedestal wash hand basin with mixer tap and low level WC. Radiator, tiled flooring,



## **FIRST FLOOR LANDING**

Doors to:

### **BEDROOM ONE**

12' 0" x 10' 9" (3.65m x 3.27m)

Sash Double Glazed window to front, original fireplace, carpet flooring, radiator. Door to: En-suite WC.

### **EN-SUITE WC**

Low level WC and wall mounted wash hand basin with mixer tap.

### **BEDROOM TWO**

12' 0" x 10' 4" (3.65m x 3.15m)

Two large Sash Double Glazed windows to rear, built in shelf and cupboard space, (housing maintenance access to WC) carpet flooring, loft hatch, two radiators.

## **EXTERIOR**

Front:

Gated Entrance pathway leading to front door, pretty front garden, gas meter box.

Side:

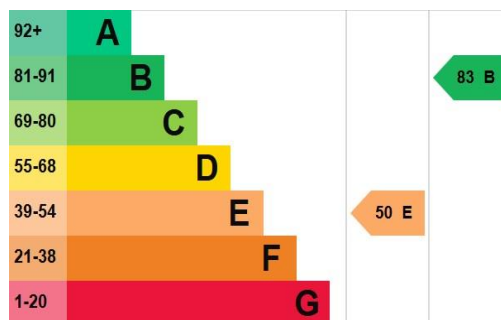
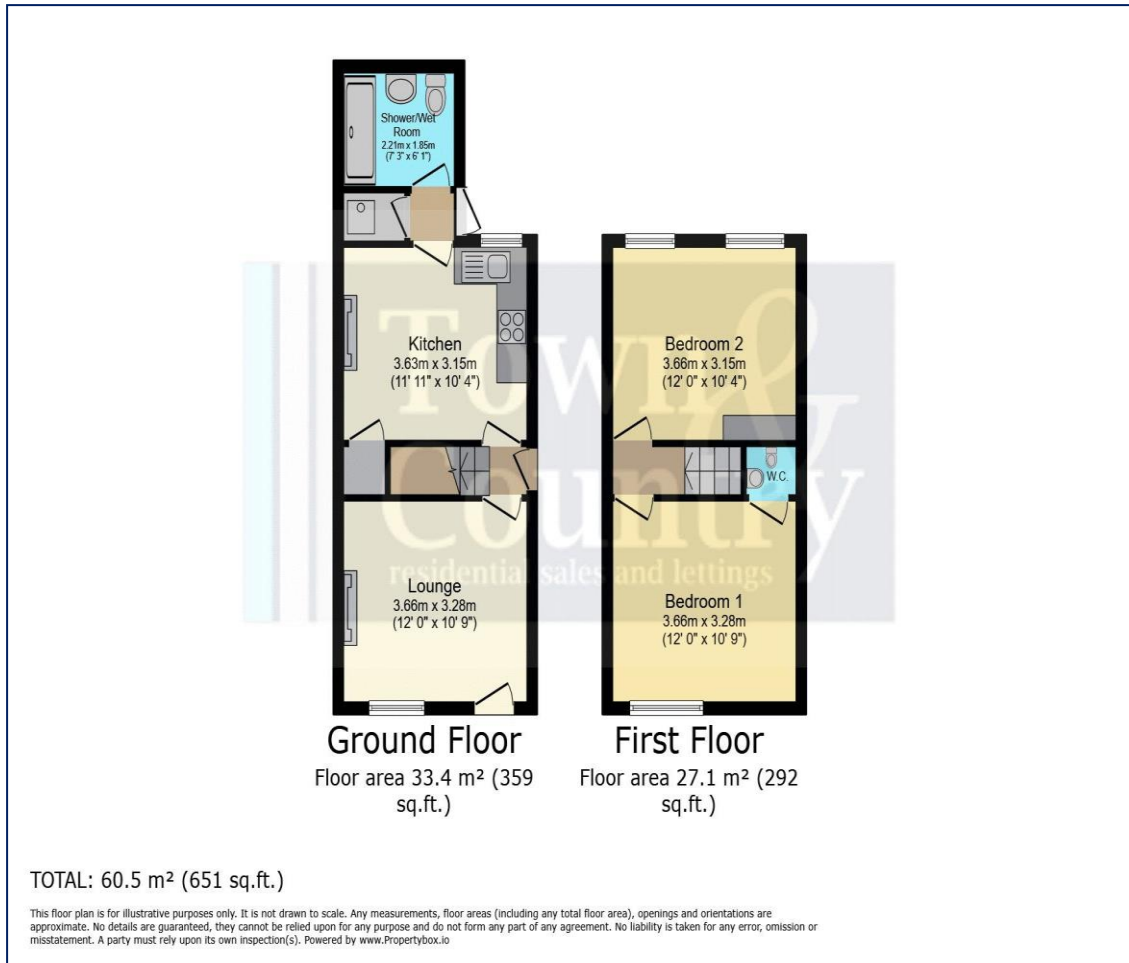
Walkway leading to side door entrance and gated entrance to the rear of the property/garden.

Rear:

Mature garden with stepping stones pathway leading to summer house. Stable entrance door to side of the property.







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