

**Waterside
BRIGHTLINGSEA
CO7 0AZ**

Offers in Excess of £240,000

Town & Country
residential sales and lettings





- **PRETTY SEMI DETACHED VICTORIAN COTTAGE**
- **WATERSIDE LOCATION**
- **TWO DOUBLE BEDROOMS**
- **LOUNGE**
- **FITTED KITCHEN**
- **CONSERVATORY**
- **GAS CENTRAL HEATING/DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **JUST MINUTES TO BEACH, TOWN CENTRE & MARINA**
- **PERFECT Airbnb / INVESTMENT - NO CHAIN**

PRETTY TWO DOUBLE BEDROOM SEMI DETACHED VICTORIAN COTTAGE LOCATED BY THE
WATERSIDE

Ideally positioned for the beach, town centre shops and Marina with lounge, inner hallway/study area, fitted kitchen and conservatory.

Features include beamed ceilings, double glazed sash windows, gas central heating, patio area and OFF ROAD PARKING.

This delightful home would make an ideal Airbnb investment/holiday home.

A TRADITIONAL VICTORIAN COTTAGE IN A PRIME WATERSIDE POSITION

OFFERED WITH NO ONWARD CHAIN



The accommodation with approximate room sizes are as follows:

LOUNGE

12' 0" x 9' 0" (3.65m x 2.74m)

Entrance door leading to lounge with double glazed sash window to front, two radiators, carpet flooring.

INNER HALLWAY/STUDY AREA

Stairs rising to first floor, study area, doors to:

KITCHEN

15' 0" x 7' 0" (4.57m x 2.13m)

Double glazed window to side. Galley style kitchen with a range of fitted wall and base units with worktops over. Stainless steel sink unit, space for fridge/freezer, oven, washing machine and dishwasher. Wall mounted gas boiler. Radiator, laminate flooring, double glazed door leading to the side courtyard, doors to:

CONSERVATORY

10' 11" x 8' 11" (3.32m x 2.72m)

Patio doors to rear, radiator, tiled flooring.

SHOWER ROOM

8' 0" x 5' 0" (2.44m x 1.52m)

Tiled walls with radiator to side under obscured window. Shower cubicle, vanity wash basin and low level WC, laminate flooring.



FIRST FLOOR LANDING

Stairs rising from inner hallway to landing with access to both bedrooms.

BEDROOM ONE

12' 4" x 9' 11" (3.76m x 3.02m)

Double glazed sash window to front, radiator, carpet flooring.

BEDROOM TWO

9' 0" x 7' 1" (2.74m x 2.16m)

Double glazed sash window to rear, over stairs storage cupboard, carpet flooring, radiator.

EXTERIOR

FRONT

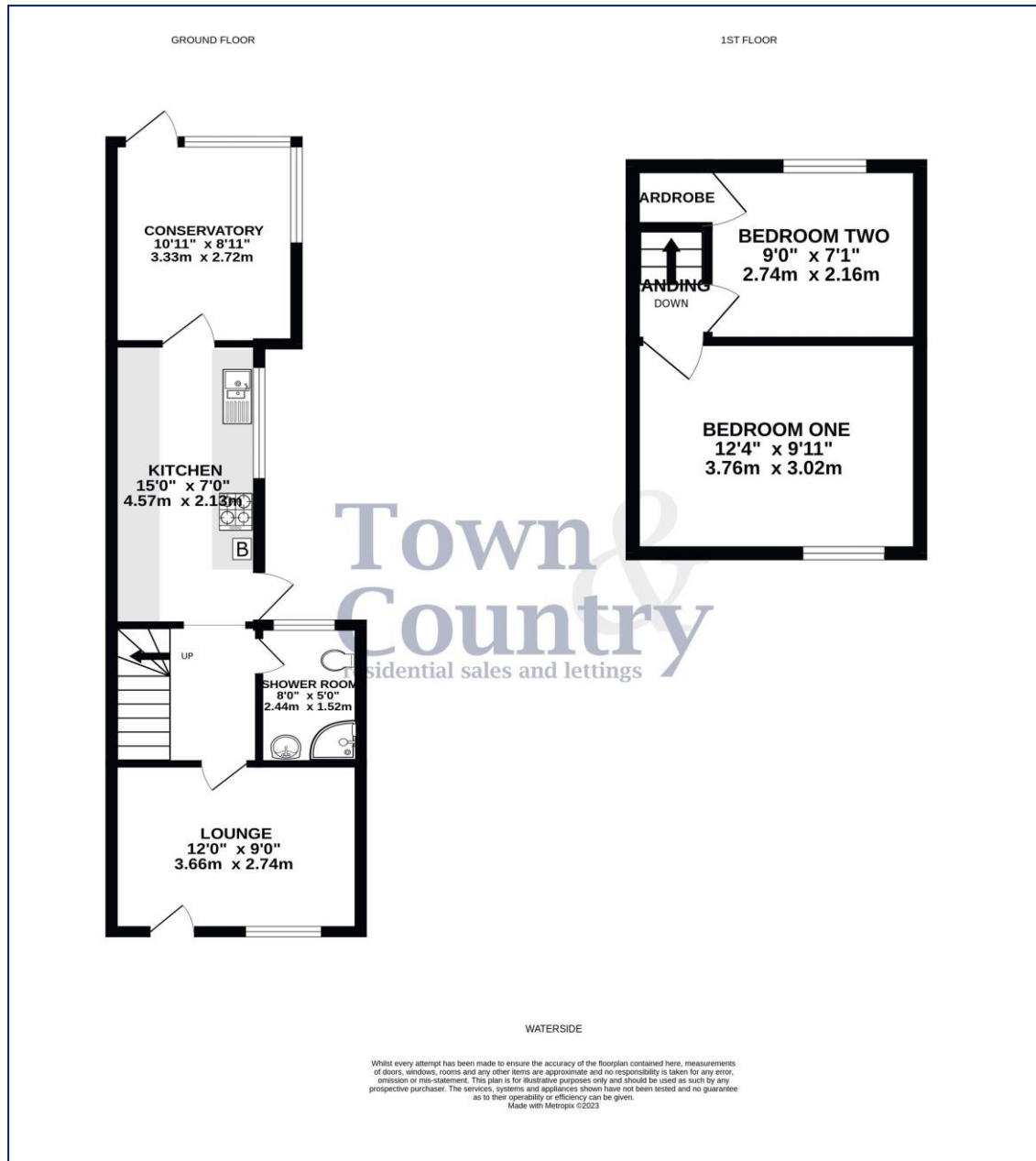
Shingle off road parking to the front of the property, gated side access to the rear.

OUTSIDE SPACE

Courtyard style garden to the side ideal for BBQs and storage, outside tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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