

**Chapel Road
BRIGHTLINGSEA
CO7 0HF
£125,000 Leasehold**





- **SOLD WITH NO ONWARD CHAIN**
- **READY FOR REFURBISHMENT**
- **FIRST FLOOR FLAT**
- **LOUNGE**
- **FITTED KITCHEN**

- **RECENTLY REFURBISHED BATHROOM**
- **DOUBLE BEDROOM**
- **OUTSIDE SPACE**
- **SECURE PARKING**
- **IDEAL LOCATION CLOSE TO TOWN**

**** READY TO REFURBISH ****

This first floor, one bedroomed flat is an ideal first purchase or a retirement flat.

The property would benefit from modernisation to make this into a comfy home.

You enter through your own private front door with stairs leading to the living space, there you will find a good sized lounge, fitted kitchen, double bedroom and a recently refurbished bathroom.

To the outside you have communal gardens with washing lines as well as secure private parking.

SOLD WITH NO ONWARD CHAIN



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Wooden partially glazed front door, stairs to first floor landing.

FIRST FLOOR LANDING

Loft access hatch, airing cupboard. Doors to:

LOUNGE

16' 0" x 12' 1" (4.87m x 3.68m)

Two windows to front, carpet flooring, centre light.

KITCHEN

9' 10" x 5' 4" (2.99m x 1.62m)

Window to side, centre light. Range of wall and base units, stainless steel sink/drainer, space for washing machine, cooker and fridge/freezer.

BEDROOM

10' 3" x 10' 2" (3.12m x 3.10m)

Window to rear, centre light.

BATHROOM

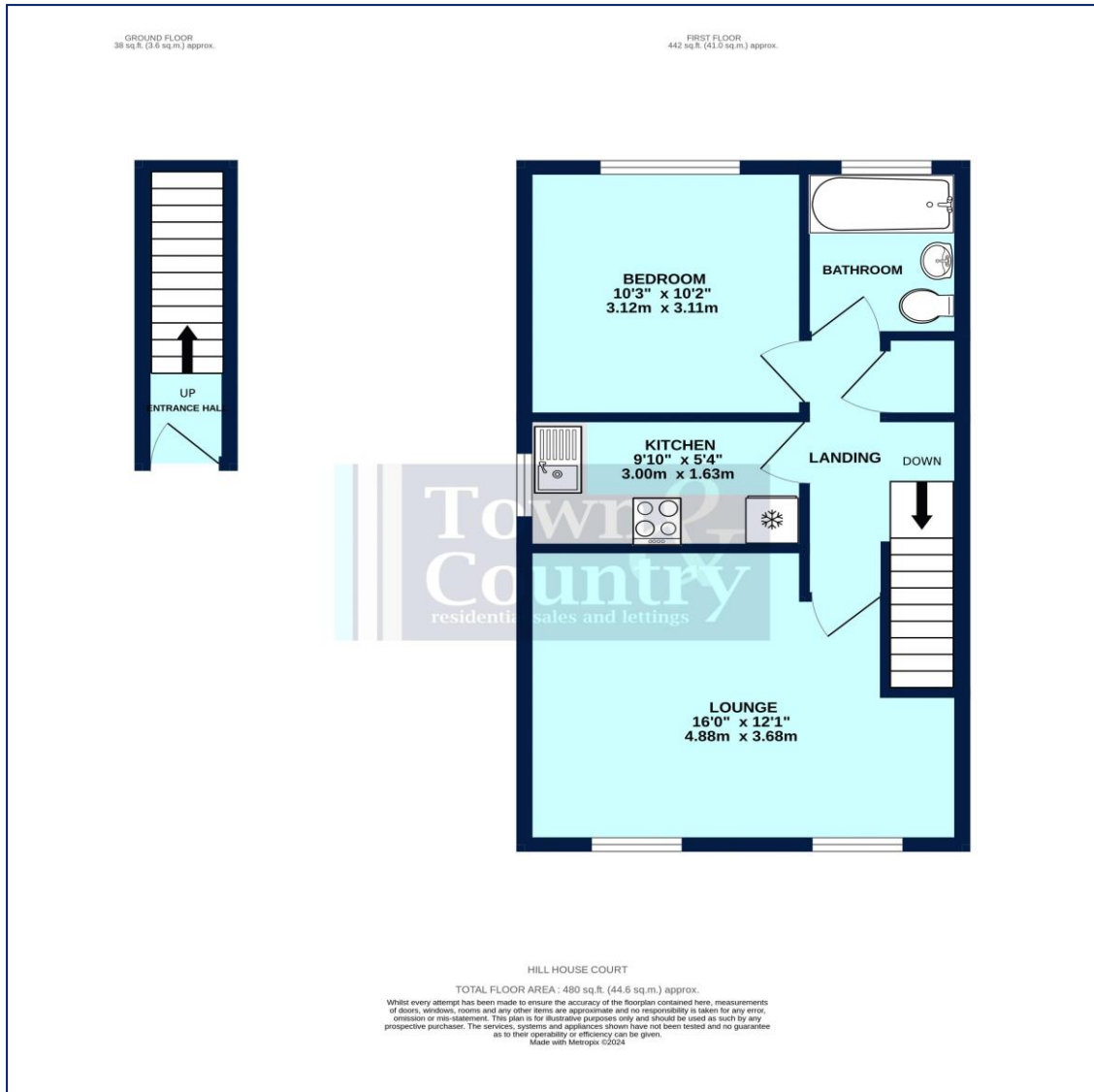
6' 10" x 5' 7" (2.08m x 1.70m)

Obscure window to rear, laminate flooring. Panelled bath with shower over, low level WC and pedestal wash hand basin, fully tiled walls.

EXTERIOR

Secure parking, gardens for washing lines, bin storage.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	47 E	
21-38	F		
1-20	G		

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