

**Promenade Way, Brightlingsea
CO7 0LW
Guide Price £55,000-£60,000
Leasehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **THREE BEDROOM LODGE**
- **FITTED KITCHEN/DINER**
- **SPACIOUS LOUNGE**
- **SHOWER-ROOM**
- **VERANDA TO THE FRONT**
- **PRIVATE PARKING**
- **DOUBLE GLAZED**
- **CLOSE TO WATERFRONT & BEACH**
- **WALKING DISTANCE TO TOWN CENTRE**
- **AVAILABLE TO BUY TODAY**

**** FABULOUS THREE BEDROOM HOLIDAY HOME ****

Town and Country Residential are delighted to present this three bedroom holiday Pinewood Lodge which is located on the sought after Haven Leisure development which is just a 1 minute walk from the beach and a 5 minute walk to the town centre.

Guide Price £55,000-£60,000

The property comprises of fitted kitchen/diner, lounge, three bedrooms and a shower-room.

Outside you can enjoy the views whilst sitting on your veranda, there is a car parking space to the front for convenience.

The lodge features double glazed windows/doors.



The accommodation with approximate room sizes are as follows:

KITCHEN/DINER

14' 10" x 9' 3" (4.52m x 2.82m)

French doors to front leading on to the veranda, two windows to side, tiled flooring, centre light. Range of base units with contrasting work top, stainless steel sink/drainage, space for fridge, washing machine, gas cooker, open plan to lounge.

LOUNGE

15' 0" x 9' 7" (4.57m x 2.92m)

French doors to front leading on to the veranda, two windows to side, carpet flooring, centre light.

BEDROOM ONE

10' 0" x 9' 10" (3.05m x 2.99m)

Window to side, wood flooring, centre light, fitted wardrobes.

BEDROOM TWO

9' 7" x 7' 5" (2.92m x 2.26m)

Window to side, wood flooring, centre light, fitted wardrobes.

BEDROOM THREE

9' 6" x 6' 3" (2.89m x 1.90m)

Window to side, carpet flooring, centre light.

SHOWER ROOM

7' 0" x 4' 2" (2.13m x 1.27m)

Window to side, carpet flooring, centre light. Shower enclosure with small bath, vanity unit and low level WC, storage cupboard.

EXTERIOR

Patio area to front, raised veranda across the front, car parking space, laid to lawn around.

AGENT'S NOTES

The Vendor has advised that there is electric heating in each room.





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 from the photograph, artist's