

**Sydney Street, Brightlingsea
CO7 0GH
Offers in Excess of £280,000
Leasehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **OUTSTANDING MODERN DUPLEX APARTMENT**
- **THREE DOUBLE BEDROOMS**
- **THREE EN-SUITES**
- **TWO TOP FLOOR BEDROOMS WITH FANTASTIC VIEWS**
- **OPEN PLAN LOUNGE WITH FANTASTIC VIEWS OF THE DEVELOPMENT**
- **ONE MINUTE WALK TO THE MARINA**
- **EASY WALK TO THE TOWN CENTRE**
- **SECURE UNDERGROUND CAR PARKING**
- **EXCELLENT CONDITION**

**** OUTSTANDING THREE BEDROOM DUPLEX APARTMENT ****

We are delighted to present this immaculate three-bedroom flat for sale which is perfect for families and couples alike. This apartment boasts an enviable waterfront location and is conveniently situated close to the town centre, offering a blend of tranquillity and accessibility.

The flat is characterized by its spacious and well-planned layout. The open-plan reception room serves as the heart of the property with fantastic views of the surrounding area, making it an ideal space for entertaining or unwinding at the end of the day.

The modern kitchen, also designed in an open-plan fashion, is fully equipped with a sleek design and thoughtful layout making it a joy to cook in, whether you're preparing a meal for two or hosting a dinner party.

The property features three spacious double bedrooms, each with their own en-suite. Adding to the property's convenience is a separate cloakroom, providing additional facilities for guests or family members. In summary, this three bedroom, three bathroom duplex flat offers an amazing opportunity for those seeking a combination of modern living and comfort and an ideal location.

Its immaculate condition means you can move right in and start enjoying your new home immediately. This property truly offers a unique lifestyle opportunity that is not to be missed.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Grey wood effect laminate flooring, centre light, radiator. Storage cupboard with washing machine connectivity, stairs to top floor.

OPEN PLAN KITCHEN/LOUNGE/DINER

23' 11" x 16' 6" (7.28m x 5.03m)

Windows to side, French doors to Juliet balcony overlooking the courtyard. Grey wood effect laminate flooring, inset spot lights, two radiators, range of contemporary wall and base units with contrasting worktop, integrated dishwasher, fridge/freezer, oven, gas hob with extractor over, 1½ bowl stainless steel sink/drainer.

BEDROOM THREE

19' 1" x 15' 2" (5.81m x 4.62m)

Door to Juliet balcony overlooking the development, window to side, carpet flooring, centre light, radiator.

EN-SUITE

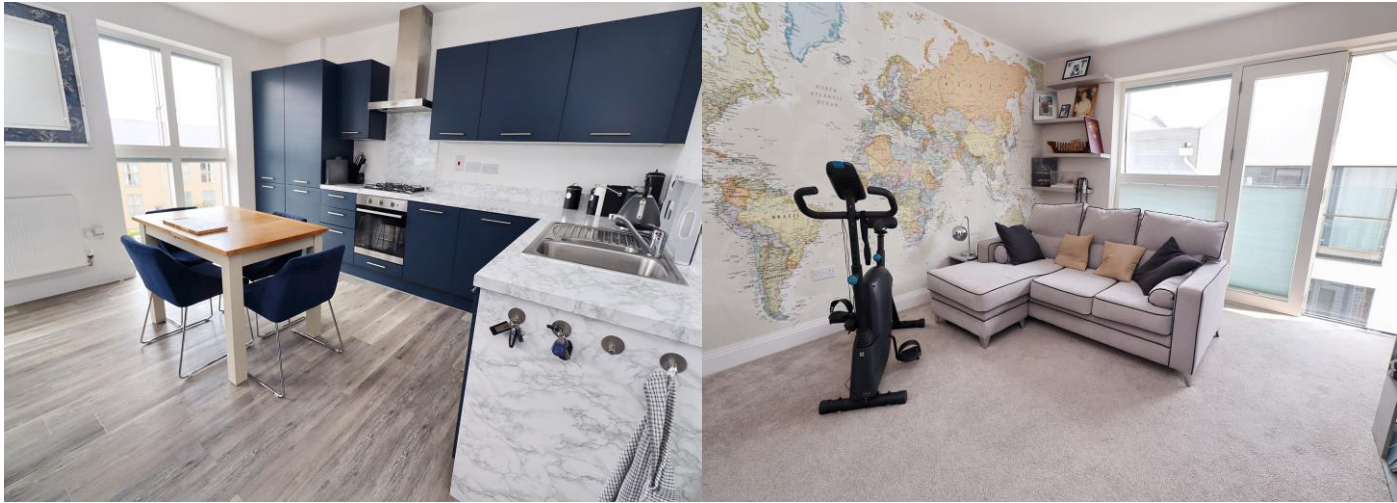
7' 8" x 5' 11" (2.34m x 1.80m)

Tiled flooring, inset spot lights, shower enclosure. Low level WC, wall mounted hand basin, heated towel rail, partially tiled walls.

CLOAKROOM

5' 11" x 3' 6" (1.80m x 1.07m)

Tiled flooring, inset spot lights, radiator. Low level WC and wall mounted hand basin, partially tiled walls.



FIRST FLOOR LANDING

Carpet flooring, centre light, airing cupboard.

PRINCIPAL BEDROOM

16' 4" x 15' 8" (4.97m x 4.77m)

Door to Juliet balcony and window to side overlooking the boatyard, carpet flooring, centre light, radiator.

EN-SUITE

12' 1" x 7' 8" (3.68m x 2.34m)

Tiled flooring, inset spot lights. Panelled bath with shower over, low level WC, wall mounted hand basin, heated towel rail, partially tiled walls.

BEDROOM TWO

15' 8" x 15' 7" (4.77m x 4.75m)

French doors to Juliet balcony and windows to side overlooking the development, carpet flooring, centre light, radiator.

EN-SUITE

12' 0" x 7' 8" (3.65m x 2.34m)

Roof light, tiled flooring, inset spot lights. Double sized shower enclosure, low level WC, wall mounted hand basin, partially tiled walls, heated towel rail.

PARKING

Underground secure allocated parking space.

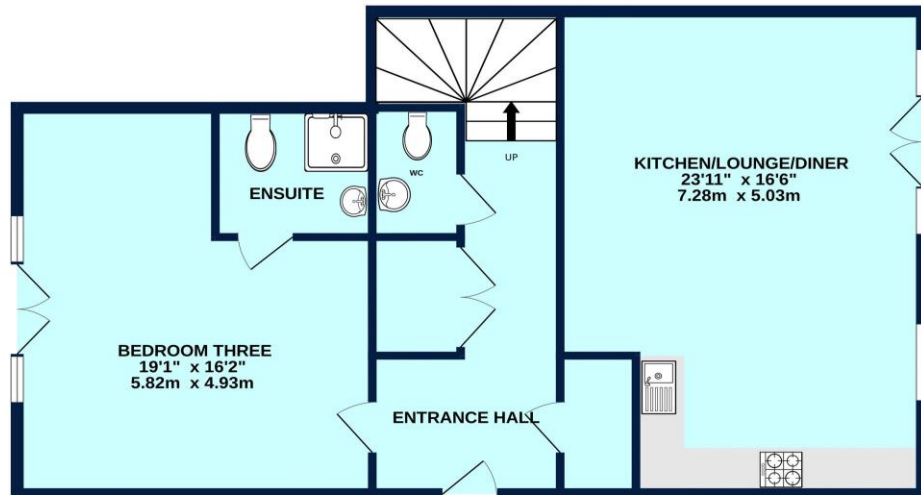




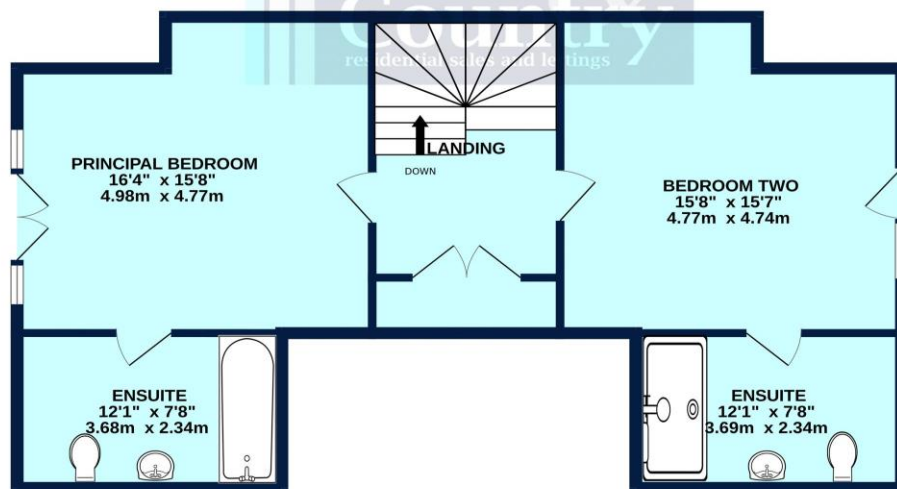


Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

909 sq.ft. (84.4 sq.m.) approx.



783 sq.ft. (72.7 sq.m.) approx.



SYDNEY STREET

TOTAL FLOOR AREA : 1691 sq.ft. (157.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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