

**Victoria Place  
Brightlingsea  
CO7 0EB  
£205,000 Leasehold**

**Town & Country**  
residential sales and lettings



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- TOWN CENTRE LOCATION
- OPEN PLAN DESIGN FOR SPACIOUS FEEL
- NO CHAIN
- BALCONY FOR OUTDOOR RETREAT
- EXCELLENT PUBLIC TRANSPORT
- SHORT WALKING DISTANCE TO SEA FRONT
- TWO GENEROUSLY SIZED BEDROOMS
- CLOSE TO SHOPS AND LOCAL AMENITIES
- CHARMING MAISONETTE IN GOOD CONDITION
- ALLOCATED PARKING SPACE

## BRIGHTLINGSEA TOWN CENTRE LOCATION!

Presenting this charming maisonette, currently listed for sale. The property is very well presented WITH NO ONWARD CHAIN, ready for a new owner to move in and make it their own.

With two bedrooms, one bathroom, a reception room, and a kitchen, it offers ample living space combined with a homely charm. The reception room is warm and welcoming, featuring an inviting fireplace that adds a touch of character. It's the perfect space to relax or entertain guests.

The kitchen is both practical and stylish, fitted with modern appliances and striking marble countertops. Natural light floods in, making it a bright and pleasant space for cooking and dining. Sleeping arrangements are catered for with two generously sized bedrooms. Bedroom One comes with built-in wardrobes, providing ample storage, and is bathed in natural light. The second bedroom is a comfortable double, also benefiting from plenty of light. The bathroom is a haven of modern luxury, complete with a rain shower for that spa-like experience at home.

Adding to the appeal of this maisonette are its unique features which include an open-plan design that creates a sense of space and flow, as well as a balcony that offers an outdoor retreat. In addition, there is an allocated parking space. The property is conveniently located with excellent public transport links and local amenities within easy reach. Furthermore, the area boasts a strong local community, adding to the overall appeal of this delightful maisonette.





The accommodation with approximate room sizes are as follows:

## **ENTRANCE**

Entrance door, Stairs leading to first floor hallway.

## **HALLWAY**

Door to lounge/diner. Stairs to 2nd floor landing.

## **LOUNGE/DINER**

12' 1" x 11' 9" (3.68m x 3.58m)

Dining Area 11'1" x 6'6"

Open plan through to dining area, carpet flooring with tiled space under fitted dining counter, electric fire, centre light in lounge and diner, window to rear. French doors to Balcony.

## **BALCONY**

Space for seating area, views over Brightlingsea town centre.

## **KITCHEN**

11' 1" x 8' 6" (3.38m x 2.59m)

A variety of base and eye level units, work surfaces inset drainer sink unit with mixer tap, electric hob with cooker hood over. Integrated electric oven, range of storage cupboards. Integrated washing machine and fridge/freezer. Under stair storage space. Double glazed window to rear.



### **FIRST FLOOR LANDING**

Two electric heaters. Doors to bedrooms and bathroom.

### **BEDROOM ONE**

15' 2" x 8' 7" (4.62m x 2.61m)

Built-in wardrobes, providing ample storage, and is bathed in natural light. Electric heater. Double glazed window to rear.

### **BEDROOM TWO**

15' 1" x 8' 0" (4.59m x 2.44m)

Cupboard with immersion tank. Double Glazed window to front.

### **BATHROOM**

Low level WC and wash hand basin, bath with rain shower. Double Glazed window to rear.

### **EXTERIOR**

Entrance door to Maisonette, shared access with neighbours.

Allocated parking space.

### **AGENT'S NOTES**

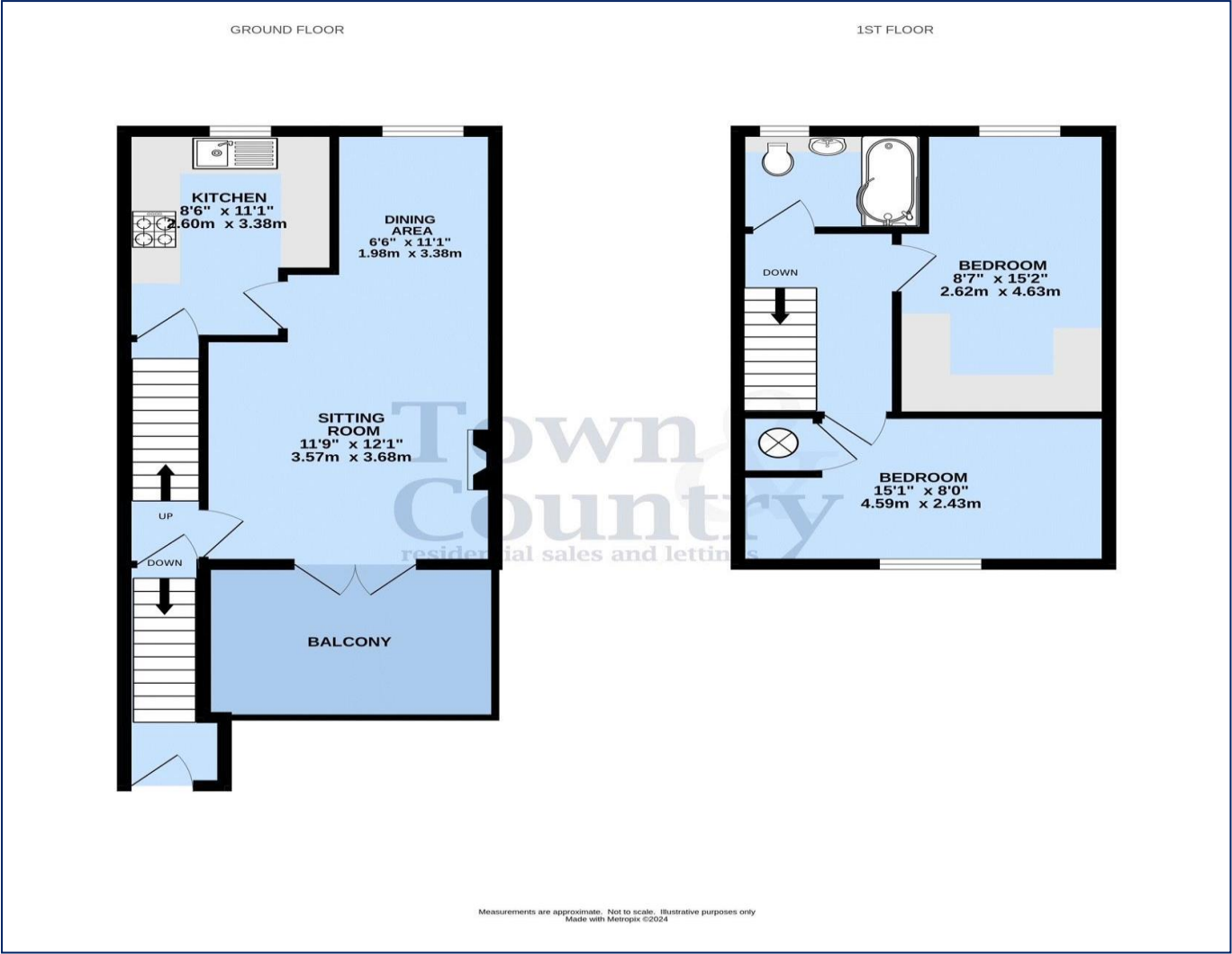
Lease:

999 from 1/1/1989 - 964 Years Remaining









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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