

Waterside, Brightlingsea

CO7 0AX

**Offers in Excess of £325,000 Share of
Freehold**

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk



- **AQUIRE A SLICE OF BRIGHTLINGSEA HISTORY**
- **MAGNIFICENT THREE BEDROOM WATERSIDE APARTMENT**
- **FABULOUS VIEWS OVER THE HARBOUR**
- **OPEN PLAN KITCHEN/DINING ROOM**
- **HIGH CEILINGS, ABUNDANCE OF FEATURES**
- **CELLAR**
- **GAS CENTRAL HEATING**
- **PARKING - NO CHAIN**

Experience a Slice of History with Harbourfront Elegance Step into the enchanting world of the Anchor Inn, where history and luxury combine in a remarkable waterfront apartment. Originally designed in 1901 by George Henry Page, this Bavarian Gothic masterpiece has been an iconic part of Brightlingsea for over a century.

In 2000, this storied building was thoughtfully transformed into three luxurious apartments, each with its own unique charm. A Historic Gem by the Water. Imagine waking up to the gentle sounds of the harbour, where the morning light fills this magnificent property with high ceilings and magnificent views, offering two reception rooms, open plan kitchen and dining area, three bedrooms, the principal with En suite, family bathroom, cellar and terrace. As you move through the home, the high ceilings and spacious rooms evoke a sense of grandeur and sophistication with a wealth of features throughout.

Directly overlooking the Harbour, the open-plan well appointed kitchen and dining area has an abundance of light which streams in from the large windows, and is perfect for entertaining and serves as the heart of this home. The reception room, also with large windows, invite you to unwind and enjoy the stunning views of the estuary. Benefitting from two dedicated parking spaces, terrace and communal courtyard plus no onward chain, making this property an ideal holiday escape or family home.

Location & Lifestyle: Coastal Charm: Nestled by the waterside in the coastal town of Brightlingsea, just eleven miles from Colchester. Brightlingsea is a bustling town with a wide selection of shops, schools, and amenities. Perfect for sailors and yachting enthusiasts, with sports and recreational clubs nearby. Major Road links and Train Stations are just a short drive. Mooring is available through the local harbour office for sailing enthusiasts. This unique apartment offers unparalleled views and lifestyle - No chain.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Wooden entrance door, inset spot light, floor mat, radiator.

KITCHEN

14' 5" x 13' 5" (4.39m x 4.09m)

Range of fitted base, drawer and eye level units, work surfaces inset stainless steel sink and drainer unit. Range style cooker with cooker hood over, fridge/freezer, dishwasher and washing machine. French doors opening on to sun terrace and stain glass window to side aspect. Breakfast bar, tiled floor, panelled walls, radiator.

DINING ROOM

14' 5" x 14' 5" (4.39m x 4.39m)

French doors leading to sun terrace, wall light, radiator.

LOUNGE

17' 5" x 15' 0" (5.30m x 4.57m)

Bay window with stain glass to rear and side aspects. Bespoke fitted storage cupboard, feature fireplace, two radiators.

INNER HALL

Doors to:

PRINCIPAL BEDROOM

20' 10" x 15' 6" (6.35m x 4.72m)

Stain glass Bay window to rear aspect, feature fireplace, wall lights, two radiators.

EN-SUITE TO BEDROOM ONE

14' 0" x 5' 4" (4.26m x 1.62m)

Low level WC, shower cubicle, panelled bath and wash hand basin. Double glazed sash window to rear aspect, tiled floor and walls, radiator.



BEDROOM TWO

14' 0" x 8' 10" (4.26m x 2.69m)

Double glazed window to side aspect, radiator.

BEDROOM THREE

13' 10" x 8' 5" (4.21m x 2.56m)

Double Glazed window to front aspect, radiator.

FAMILY BATHROOM

13' 4" x 7' 5" (4.06m x 2.26m)

Low level WC, shower cubicle, panelled bath and wash hand basin. Double glazed Sash window to rear aspect, tiled floor and walls, radiator.

CELLAR

27' 8" x 14' 5" (8.43m x 4.39m)

EXTERIOR

South west facing private terrace which is enclosed by ornate railings, leading to communal garden area.

Block paved driveway providing off road parking for two cars.

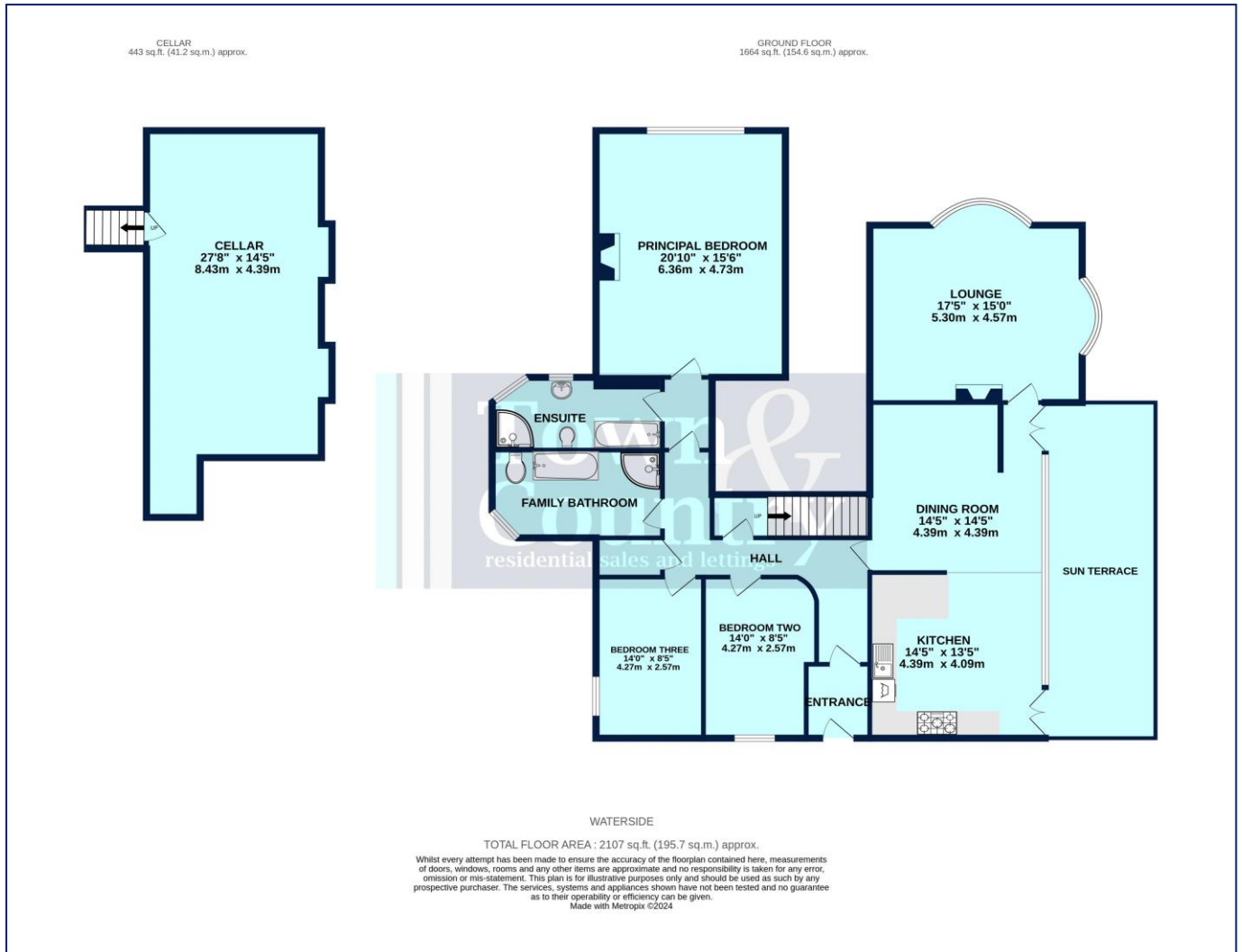
AGENT'S NOTES

ADDITIONAL INFORMATION: The seller advises: - Share of freehold (management company formed) between all three apartments - Lease remaining - 978 years - Grade II listed property - Located in a Conservation Area of Brightlingsea - Service Charge: £245,00 pcm (includes maintenance and insurance) - 2024 scheduled works include external decoration of the building - gas central heating throughout

Cellar: Vendor advises that this could be "tanked and pumped" to create extra space at approx £7,000 plus decorating (prices should be confirmed at time of purchase) Local Authority: Tendring Council Tax: Band: D

Annual Price: £2,094 Mobile coverage: EE, Vodafone, Three, O2, Broadband: Basic 17 Mbps Superfast: 80 Mbps Ultrafast: 1000 Mbps Satellite / Fibre TV Availability: BT, Sky, Virgin





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

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk