

**Beacon Heights, St. Osyth
CO16 8JW
Offers Over £650,000**

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- **MOST AMAZING PANORAMIC ESTUARY VIEWS**
- **PRIVATE DEVELOPMENT**
- **DETACHED BUNGALOW**
- **FOUR DOUBLE BEDROOMS**
- **THREE RECEPTION ROOMS WITH**
- **THREE BATHROOMS**
- **KITCHEN/DINER**
- **OVERSIZED DOUBLE GARAGE**
- **MAGNIFICENT ROLLING GARDEN**
- **NO ONWARD CHAIN**

**** UNBEATABLE ESTUARY VIEWS ****

Presenting a remarkable and rare opportunity to acquire a splendid detached bungalow WITH NO CHAIN, set in an exclusive and quiet private estate with the most spectacular views.

With three reception rooms, two of which have the most amazing views, a kitchen/diner, again with fabulous views, four double bedrooms, the principal features a full size En-suite and two further bathrooms, this really is the most perfect family home. To further compliment the useable space there is a utility room as well as a specifically designed "wine cellar".

Outside really is amazing, to the front there is parking for numerous vehicles with a mature garden entwined with the drive which leads to the oversized double garage. To the rear the patio area leads onto the vast lawn which opens out to a panoramic view of Ray Creek and Sandy Point, you can walk down to the flats and there is a mooring point available should that be required.

This charming property is waiting for the right owners to make it their own via modernisation and even an extension (stp) to truly make this the standalone property in the area.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC glazed front door, tiled flooring, wall-mounted lights.

ENTRANCE HALLWAY

Wooden flooring, wall-mounted lights, two radiators.

KITCHEN/BREAKFAST ROOM

15' 11" x 10' 5" (4.85m x 3.17m)

Dual aspect windows to side and rear with views over the estuary, vinyl flooring, centre lighting, radiator. Range of wall and base units incorporating twin bowl composite sink/drainer, space for dishwasher, fridge/freezer, cooker with extractor over.

UTILITY ROOM

10' 3" x 9' 6" (3.12m x 2.89m)

Window to front, doors to front and rear, internal door to garage, tiled flooring, centre light, radiator. Range of wall and base units with stainless steel sink/drainer, space for washing machine and tumble dryer.

DINING ROOM

13' 0" x 10' 2" (3.96m x 3.10m)

Box bay window to front, wooden flooring, centre light, radiator.

LOUNGE

13' 10" x 12' 2" (4.21m x 3.71m)

Patio doors onto patio with estuary views, carpet flooring, centre light, radiator.



ESTUARY VIEW ROOM

17' 4" x 17' 2" (5.28m x 5.23m)

Dual aspect windows to side and rear with Panoramic Estuary Views, patio doors to garden, carpet flooring, two radiators, feature fireplace.

WINE CELLAR

7' 10" x 5' 1" (2.39m x 1.55m)

Tiled flooring, centre light, high level ceiling - specifically designed to stay cool for wine.

CLOAKROOM

7' 2" x 5' 6" (2.18m x 1.68m)

Obscured window to front, vinyl flooring, centre light, radiator. Low level WC and pedestal wash hand basin, storage cupboard.

PRINCIPAL BEDROOM

15' 10" x 12' 2" (4.82m x 3.71m)

Windows to side and rear with estuary views, carpet flooring, wall-mounted lights, two radiators, walk-in wardrobe.

EN-SUITE

8' 11" x 7' 9" (2.72m x 2.36m)

Obscured window to side, tiled flooring, spot lights, radiator. Panelled bath, separate shower enclosure, low level WC, vanity unit, tiled walls.

BEDROOM TWO

15' 7" x 11' 0" (4.75m x 3.35m)

Windows to front and rear, carpet flooring, centre light, two radiators, built in wardrobes.

BEDROOM THREE

9' 11" x 9' 10" (3.02m x 2.99m)

Window to side, carpet flooring, spot lights, radiator, built in wardrobe.

BEDROOM FOUR

12' 1" x 10' 0" (3.68m x 3.05m)

Window to side, carpet flooring, spot lights, radiator, built in wardrobe, loft access hatch.

FAMILY BATHROOM

12' 1" x 5' 9" (3.68m x 1.75m)

Obscured window to side, vinyl flooring, spot lights, radiator. Panelled bath, separate shower enclosure, low level WC, vanity unit, partially tiled walls.

EXTERIOR

FRONT

Sweeping drive with off road parking for numerous vehicles with a turning point. Mature garden with trees and shrubs, side access to rear garden, oversized double garage with power/light and loft storage.

REAR

Laid to lawn which sweeps down to the estuary which has an optional mooring point, mature shrubs to borders, pond, patio area overlooking panoramic views of the creek.



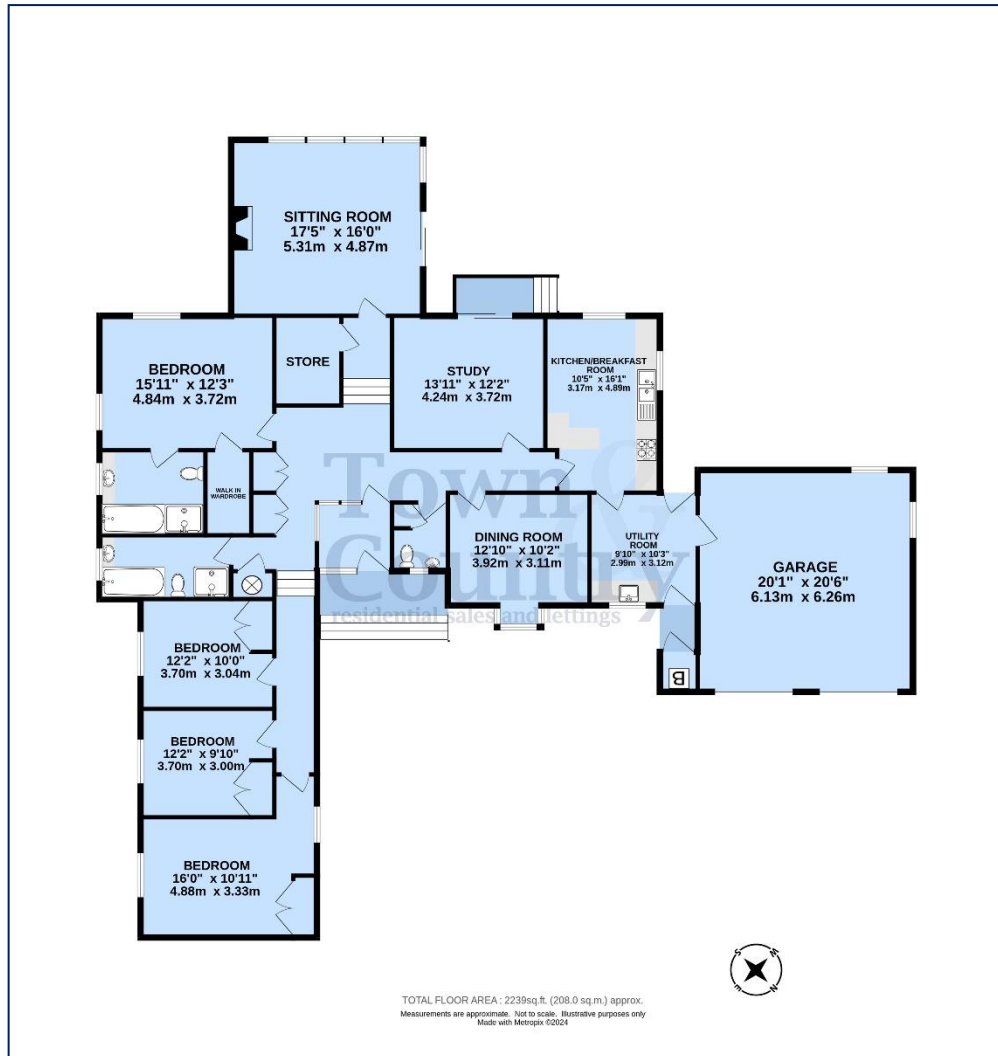












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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