

**Church Road, Brightlingsea  
CO7 0QX  
£375,000 Freehold**







- **FOUR BEDROOM DETACHED FAMILY HOME**
- **NO ONWARD CHAIN**
- **OPEN PLAN LOUNGE/DINING ROOM**
- **KITCHEN & CONSERVATORY**
- **FAMILY BATHROOM & CLOAKROOM**

- **CLOSE TO AMENITIES, SCHOOLS & WATERFONT**
- **ATTACHED GARAGE & GENEROUS OFF ROAD PARKING**
- **LOW MAINTENANCE GARDEN**
- **REQUIRES LIGHT MODERNISATION**
- **HUGE POTENTIAL FOR A FOREVER HOME**

**FOUR BEDROOM DETACHED HOUSE** Located in the popular town of Brightlingsea, an area well-connected by public transport, and in close proximity to local schools, shops and eateries as well as the Marina and beaches.

This property is ideal for families seeking a home in a community-focused neighbourhood and boasts four bedrooms, excellent ground floor space for family activities or entertaining guests with the large open-plan reception/dining room which benefits from large windows that flood the space with natural light, kitchen, cloakroom and family bathroom.

A low maintenance rear garden, plus attached garage and plenty of off road parking complete this home. Whilst the property would benefit from some light updating, it presents a unique opportunity for families seeking a home they can truly make their own.

With its generous living space, potential for personalisation, and prime location near key amenities, this could make for a forever home.

**HUGE POTENTIAL - NO CHAIN**



The accommodation with approximate room sizes are as follows:

#### ENTRANCE HALL

Partially glazed UPVC door to side, carpet flooring, centre light, radiator. Large storage cupboards, stairs to first flooring landing.

#### LOUNGE/DINER

22' 5" max x 20' 7" max (6.83m x 6.27m)

Window to front and side aspects, carpet flooring, centre light, radiator. French Doors leading to Orangery.

#### CONSERVATORY

19' 8" x 7' 11" (5.99m x 2.41m)

Double glazed French doors leading to rear garden, double glazed window to side and rear aspects. Wall mounted light, tiled flooring.

#### KITCHEN

12' 0" x 8' 10" (3.65m x 2.69m)

A variety of base and eye level units, laminated top work surfaces, drainer sink unit with mixer tap, gas hob with cooker hood, double electric oven, range of storage cupboards. Integrated dishwasher and fridge/freezer. Double glazed window to rear aspect overlooking the Orangery.

#### UTILITY/GARAGE

Utility space consisting of plumbing for washing machine. Leads through to Garage, wall mounted boiler.

#### CLOAKROOM

Window to front, low level WC and wash hand basin.



## **FIRST FLOOR LANDING**

Window to side aspect, radiator. Access to loft.

## **BEDROOM ONE**

11' 9" x 9' 11" (3.58m x 3.02m)

Window to rear aspect, carpet flooring, centre light, radiator. Built in double wardrobe, range of fitted wardrobes.

## **BEDROOM TWO**

14' 2" x 8' 5" (4.31m x 2.56m)

Window to front aspect, carpet flooring, centre light, radiator.

## **BEDROOM THREE**

11' 11" max x 9' 1" max (3.63m x 2.77m)

Window to rear aspect, carpet flooring, centre light, radiator.

## **BEDROOM FOUR**

14' 7" max x 8' 6" max (4.44m x 2.59m)

Window to side aspect, carpet flooring, centre light, electric radiator.

## **FAMILY BATHROOM**

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

Window to front and side aspects, vinyl flooring, centre light, heated towel rail. Panelled corner bath, low level WC and pedestal wash hand basin, partially tiled walls.

## **EXTERIOR**

### **FRONT**

Blocked paving providing off road parking for numerous vehicles. Side access to rear garden.

### **REAR**

Low maintenance rear garden with privacy fencing, shed to remain. Side access to front of property.







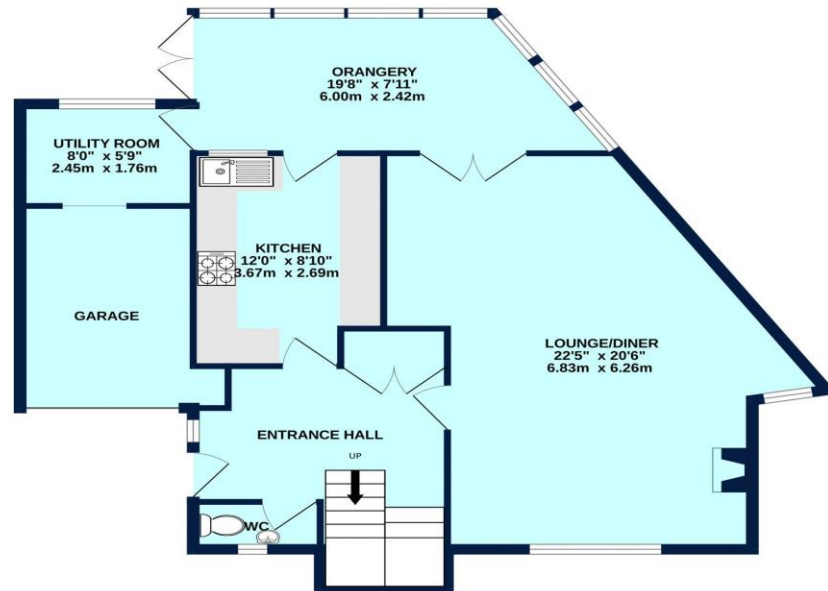




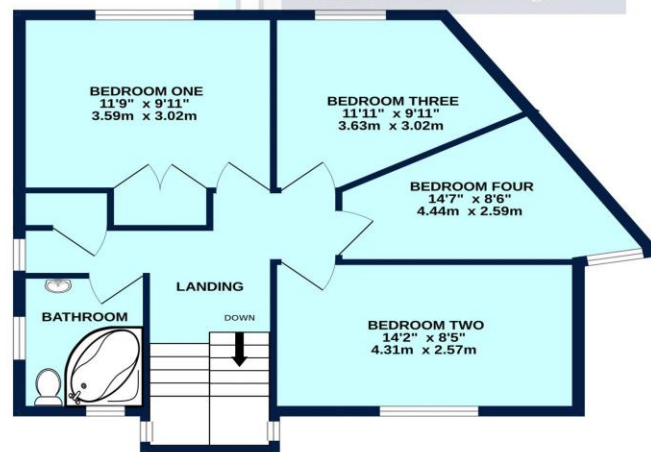
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



## GROUND FLOOR 844 sq.ft. (78.4 sq.m.) approx.



## 1ST FLOOR 577 sq.ft. (53.6 sq.m.) approx.



THE GROVE, CHURCH ROAD

TOTAL FLOOR AREA : 1420 sq.ft. (132.0 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.  
Made with Metropix ©2025

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](http://www.townandcountryresidential.co.uk)**