

**Seaview Road, Brightlingsea
CO7 0PR
Guide Price £315,000-£320,000
Freehold**





- LOCATED IN THE PRIME SEAVIEW ROAD AREA
- SEMI-DETACHED CHALET HOUSE
- THREE BEDROOMS
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN INTO
- DOWNSTAIRS CLOAKROOM/UTILITY
- OFF ROAD PARKING
- COVERED CAR-PORT
- WALKING DISTANCE TO TOWN CENTRE
- NO ONWARD CHAIN

**** THREE BEDROOM HOUSE WITH NO CHAIN ****

This semi-detached house is located in the sought after Seaview Road area of Brightlingsea, just minutes walk away from the town centre, schools and local amenities. Set back from the road with off road parking, this three bedroom home is an ideal property for those looking for a spacious home.

The features of the property include lounge, kitchen opening out into the conservatory which is an ideal entertaining area, ground-floor cloakroom/utility. To the first floor there are three bedrooms, a bathroom and separate toilet.

Outside, as mentioned, there is off road parking leading into a covered car-port with hedging to the front and lawn. The back garden consists of a crazy-paving patio, lawn and fenced borders.

**** NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed front door, carpet flooring, centre light, radiator. Under stairs storage, two further storage cupboards.

LOUNGE

14' 8" x 11' 2" (4.47m x 3.40m)

Window to front aspect, carpet flooring, centre light, radiator, feature fireplace with multi-fuel stove.

KITCHEN

14' 0" x 13' 11" (4.26m x 4.24m)

Tiled flooring, centre light. Range of wall and base units, 1½ bowl stainless steel sink/drainers, space for cooker, fridge, freezer. Opening into:

CONSERVATORY

18' 0" x 5' 5" (5.48m x 1.65m)

French doors leading to rear garden, windows to side and rear aspects, tiled flooring, wall mounted lights, radiator.

CLOAKROOM/UTILITY

8' 7" x 4' 10" (2.61m x 1.47m)

Obscured window to side aspect, tiled flooring, centre light. Low level WC, pedestal wash hand basin, heated towel rail, fittings for washing machine and dishwasher.

INNER HALL

4' 4" x 8' 8" (1.32m x 2.64m)

Tiled flooring, centre light, two storage cupboards.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 6" x 9' 7" (3.50m x 2.92m)

Window to front aspect, carpet flooring, centre light, radiator, built-in double wardrobe.

BEDROOM TWO

9' 7" x 9' 4" (2.92m x 2.84m)

Window to rear aspect, carpet flooring, centre light, radiator, built-in double wardrobe.

BEDROOM THREE

8' 8" x 8' 5" (2.64m x 2.56m)

Window to front aspect, carpet flooring, centre light, radiator, built-in cupboard.

BATHROOM

8' 8" x 5' 6" (2.64m x 1.68m)

Obscured window to rear aspect, carpet flooring, centre light, radiator. Panelled bath, pedestal wash hand basin, partially tiled walls, airing cupboard.

SEPARATE WC

5' 7" x 2' 6" (1.70m x 0.76m)

Obscured window to side aspect, carpet flooring, centre light, low level WC.

EXTERIOR

FRONT

Mature hedging to front and side, laid to lawn, driveway for off road parking leading into covered car port.

REAR

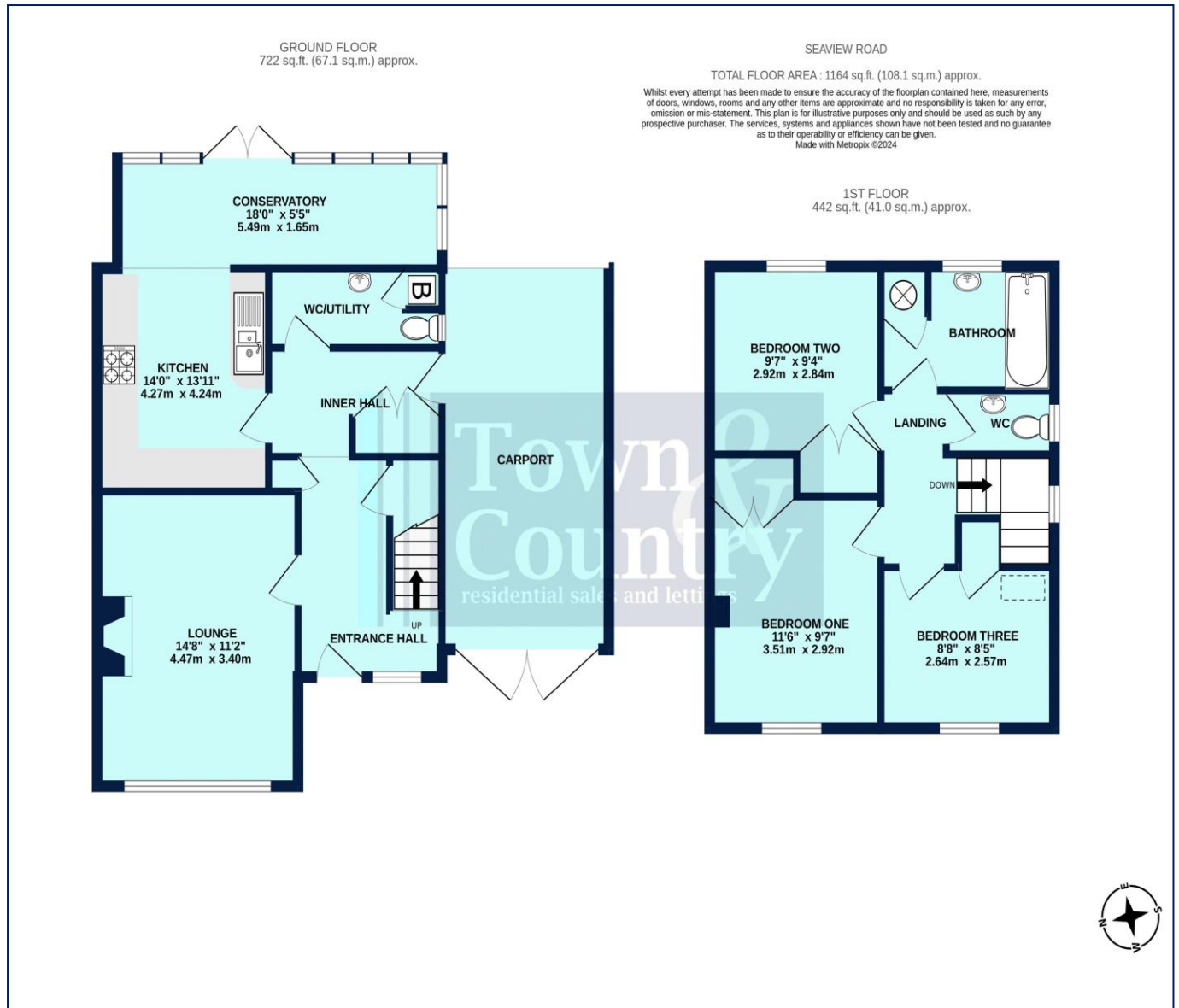
Laid to lawn, crazy-paving patio, mature trees and shrubs, garden shed.

SELLER NOTE: The seller advises that the property has potential for extending or adjustment to the ground floor layout.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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