

**Chapel Road, Brightlingsea
CO7 0HD
£245,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- **RENOVATION OPPORTUNITY - PARTLY REFURBISHED**
- **TWO BEDROOM SEMI-DETACHED HOUSE IN NEED OF COMPLETION**
- **NON-ESTATE LOCATION WITH PARKING**

- **LOUNGE**
- **CONSERVATORY**
- **LOFT ROOM**
- **GOOD SIZED REAR GARDEN & OFF ROAD PARKING**
- **BLOCK VIEWINGS NOW BEING SCHEDULED**

*****RENOVATION OPPORTUNITY - CASH BUYERS ONLY *****

PARTLY REFURBISHED TWO BEDROOM SEMI-DETACHED HOUSE IN A NON-ESTATE LOCATION WITH PARKING

BLOCK VIEWINGS NOW BEING SCHEDULED

An opportunity to acquire a sizeable home with a fabulous garden just minutes to the Town Centre, Schools and Beachfront.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

LOUNGE

15' 8" x 12' 0" (4.77m x 3.65m)

KITCHEN/BREAKFAST ROOM

15' 5" x 10' 7" (4.70m x 3.22m)

CONSERVATORY

10' 10" x 10' 0" (3.30m x 3.05m)

GROUND FLOOR W.C

FIRST FLOOR LANDING

BEDROOM ONE

13' 0" x 12' 0" (3.96m x 3.65m)

BEDROOM TWO

10' 8" x 10' 0" (3.25m x 3.05m)

BATHROOM

LOFT ROOM

EXTERIOR

FRONT

Block paved providing parking for 2/3 vehicles. Driveways to side and access to rear via gates.

REAR

Extensive lawn with patio. Numerous sheds to remain.

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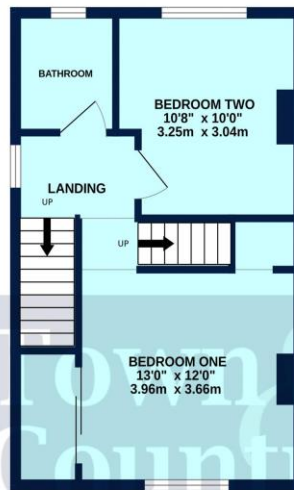




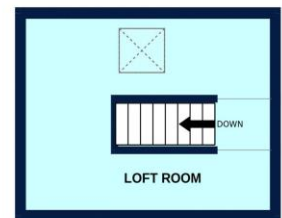
GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
144 sq.ft. (13.4 sq.m.) approx.



CHAPEL ROAD

TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 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

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