

**Chapel Road, Brightlingsea
CO7 0HB
£260,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- TWO BEDROOM COTTAGE
- LOUNGE
- SEPARATE DINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- SPACIOUS REAR GARDEN
- **OFF ROAD PARKING**
- **GARAGE**
- CLOSE TO TOWN CENTRE & BEACH

****CLOSE TO TOWN with PARKING and GARAGE ****

Ideally located within walking distance to the town centre and Marina, this charming end of terrace house is perfectly suited for both first time buyers and couples. Nestled within walking distance of the town centre and beach area, providing convenient access to local amenities and leisure spaces alike.

The property boasts two reception rooms which are being currently used as two separate lounges, providing ample living space for a small family or professionals alike. The two double bedrooms, galley kitchen and bathroom complete the interior of this home.

A unique feature of this property is the off road parking for ease of use and garage for additional storage or parking. The south west facing rear garden is spacious and enjoys the afternoon sun.



The accommodation with approximate room sizes are as follows:

LOUNGE

10' 3" x 10' 0" (3.12m x 3.05m)

uPVC entrance door, window to front aspect, wooden flooring, inset spot lights, radiator, feature fireplace.

HALL

Stairs leading to First Floor Landing.

DINING ROOM

10' 0" x 9' 2" (3.05m x 2.79m)

Two windows to side aspect, wooden flooring, inset spot lights, radiator. Feature fireplace, under stairs cupboard.

KITCHEN

10' 0" x 5' 5" (3.05m x 1.65m)

French doors to side, tiled flooring, inset spot lights. Range of shaker style base units with contrasting wooden work top, inset ceramic Belfast sink, space for cooker and washing machine.

UTILITY AREA

5' 9" x 3' 8" (1.75m x 1.12m)

Inset spot light, tiled flooring, space for fridge/freezer.

BATHROOM

5' 6" x 5' 3" (1.68m x 1.60m)

Obscured window to rear aspect, tiled flooring, inset spot lights. Panelled bath with electric shower over, vanity unit with WC, wooden basin shelf.



FIRST FLOOR LANDING

Door to:

BEDROOM ONE

10' 1" x 9' 11" (3.07m x 3.02m)

Window to front aspect, carpet flooring, centre light, radiator. Built-in cupboard, feature fireplace.

BEDROOM TWO

10' 0" x 9' 2" (3.05m x 2.79m)

Window to rear aspect, carpet flooring, centre light, radiator, loft access hatch.

EXTERIOR

FRONT

Enclosed by dwarf brick wall, parking to side with garage access.

REAR

Spacious rear garden.

AGENT'S NOTE

The seller has advised us that new windows and doors were installed in 2023.

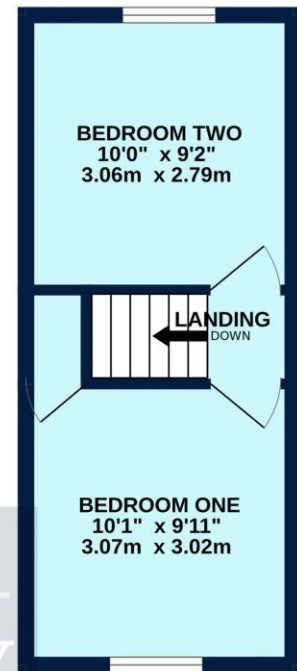
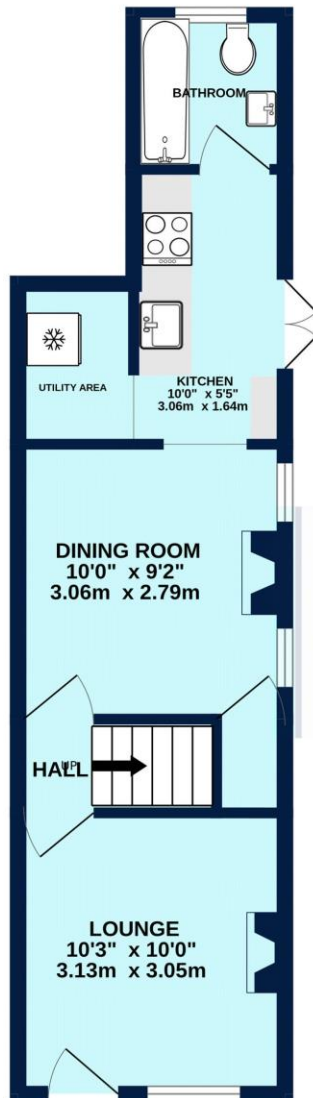




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.

1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



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CHAPEL ROAD

TOTAL FLOOR AREA : 552 sq.ft. (51.3 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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