

**New Street, Brightlingsea
CO7 0DJ
Offers in Excess of £215,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **CHARMING THREE BEDROOM SEMI-DETACHED COTTAGE**
- **LOUNGE**
- **DINING ROOM**
- **FITTED KITCHEN**
- **THREE FIRST FLOOR BEDROOMS**

- **SHOWER ROOM**
- **IDEAL FIRST TIME PURCHASE**
- **BEAUTIFULLY KEPT OUTSIDE REAR SPACE**
- **CLOSE TO TOWN CENTRE AND WATERFRONT**
- **SOUGHT AFTER LOCATION**

**** THREE BEDROOM SEMI-DETACHED FAMILY HOME ****

This three bedroom Victorian house is sure to be the ideal home for families, couples, and first-time buyers alike. This distinctive home offers an abundance of space and charm, and is located within easy reach of the Beach, Town Centre shops and schools, with two spacious reception rooms, perfect for relaxation or entertaining guests.

The kitchen is a true highlight and is sure to be the heart of the home. The shower room completes the ground floor. On the first floor you will find three well-proportioned bedrooms, two of these are double rooms offering ample space for comfort, while the third, accessed via the second bedroom, is ideal for use as a guest room, nursery or home office.

One of the standout features of this property is the external space. The low maintenance outside space which is meticulously maintained, offers a peaceful retreat from the hustle and bustle of daily life.

Whether you're a growing family needing space, a couple seeking a tranquil retreat, or a first-time buyer looking for the perfect start, this property is a must-see.



The accommodation with approximate room sizes are as follows:

LOUNGE

11' 6" x 10' 0" (3.50m x 3.05m)

HALL

DINING ROOM

11' 11" x 10' 3" (3.63m x 3.12m)

KITCHEN

8' 2" x 6' 1" (2.49m x 1.85m)

SHOWER ROOM

5' 9" x 5' 2" (1.75m x 1.57m)

FIRST FLOOR LANDING

BEDROOM ONE

11' 6" x 10' 0" (3.50m x 3.05m)

BEDROOM TWO

11' 6" x 9' 6" (3.50m x 2.89m)

BEDROOM THREE/STUDY

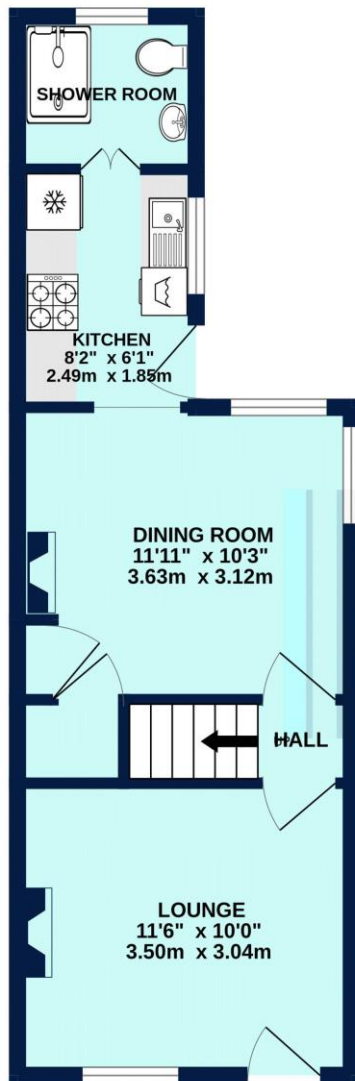
9' 6" x 6' 1" (2.89m x 1.85m)

Bedroom Three has steps down and restricted door height.





GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



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NEW STREET

TOTAL FLOOR AREA : 658 sq.ft. (61.1 sq.m.) approx.

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