

Rye Close, Brightlingsea
CO7 0RA
Guide Price £280,000-£290,000
Freehold

Town & Country
residential sales and lettings



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



- **EXTENDED FOUR DOUBLE BEDROOM SEMI-DETACHED HOME**
- **GROUND FLOOR BEDROOM INCORPORATING A SHOWER ROOM**
- **THROUGH LOUNGE/DINING ROOM**
- **KITCHEN**
- **FAMILY BATHROOM AND CLOAKROOM**
- **SOUTH EAST FACING GARDEN**
- **PLENTY OF OFF ROAD PARKING**
- **CUL-DE-SAC POSITION**
- **QUIET LOCATION**
- **VERY FLEXIBLE ACCOMMODATION**

FOUR BEDROOM FAMILY HOME WITH GROUND FLOOR ANNEXE PROVIDING FLEXIBLE LIVING SPACE

Ideal opportunity to make this four bedroom semi-detached property your own.

In need of some updating, this home offers an ideal canvas for those looking to personalise their space. The property highlights four double bedrooms and two bathrooms, three doubles on the first floor and an annexe style living space on the ground with a shower room, making it perfect for families requiring versatile accommodation such as a private office space or guest accommodation. The kitchen offers a chance for the new owner to design their dream culinary space. The living area is an open-plan lounge/diner room, complete with a fireplace and patio doors to the garden.

This property is ideally located in a quiet cul-de-sac position and within a few minutes walk to bus stops, nearby schools, and the soon to be open Sainsburys Supermarket. All these factors make it the perfect home for families. One of the most unique features of this property is its outdoor space. A south-facing garden ensures maximum sunlight throughout the day,

In addition, there is a huge workshop that could be converted into a studio or similar stp. Off road parking is in abundance with plenty of space to the front for numerous vehicles. If you're looking for a property with a wealth of potential this could be the home for you.

LOTS OF POTENTIAL ON OFFER

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

LOUNGE/DINER

25' 0" x 11' 11" (7.61m x 3.63m)

KITCHEN

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

BEDROOM FOUR

17' 0" x 10' 0" (5.18m x 3.05m)

SHOWER ROOM

7' 0" x 6' 0" (2.13m x 1.83m)

CLOAKROOM



FIRST FLOOR LANDING

BEDROOM ONE

17' 11" x 10' 0" (5.46m x 3.05m)

BEDROOM TWO

15' 0" x 9' 0" (4.57m x 2.74m)

BEDROOM THREE

10' 0" x 9' 0" (3.05m x 2.74m)

FAMILY BATHROOM

8' 0" x 5' 0" (2.44m x 1.52m)

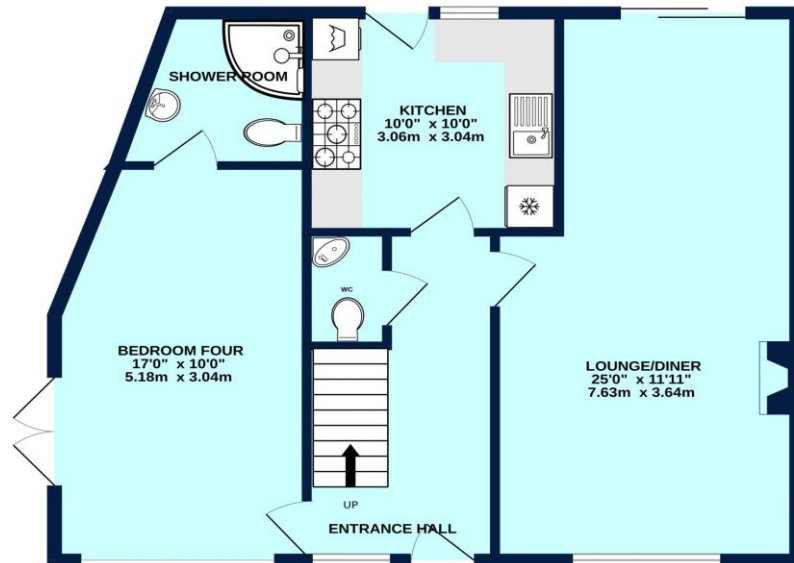




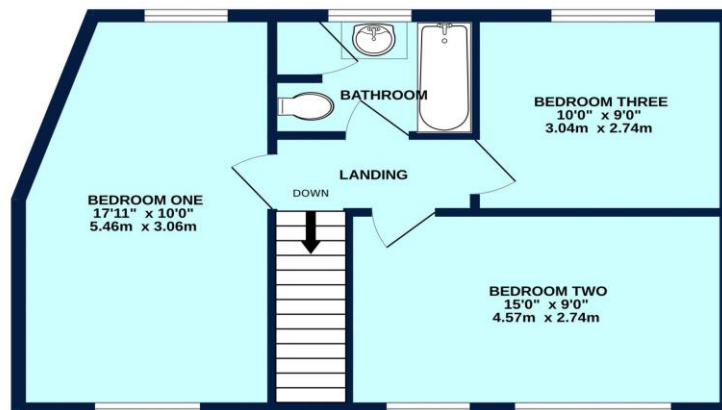
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



GROUND FLOOR 698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR 492 sq.ft. (45.7 sq.m.) approx.



RYE CLOSE

TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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