

**High Street, Brightlingsea  
CO7 0EG  
£340,000 Freehold**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- CHARACTER TWO BEDROOM  
BEAMED DETACHED HOUSE
- LOUNGE WITH LOG BURNER
- DINING ROOM
- ADDITIONAL CRAFT ROOM/STUDY
- KITCHEN
- CLOAKROOM AND FIRST FLOOR BATHROOM
- PRETTY SOUTH FACING REAR GARDEN
- HIGHLY REQUESTED LOCATION
- GAS CENTRAL HEATING AND SASH WINDOW  
DOUBLE GLAZING
- JUST MINUTES WALK TO TOWN CENTRE AND  
WATERFRONT

**\*\*ICONIC DETACHED CHARACTER FILLED HOME SITUATED IN ONE OF THE MOST SOUGHT-AFTER  
AREAS IN BRIGHTLINGSEA\*\***

Walk into this delightful home and you will not be disappointed. Filled with local history and a host of original features including beautifully beamed rooms, lounge with a snug and cosy log burner, gorgeous dining room and kitchen, plus two bedrooms and a handy craft/study together with a family bathroom.

A pretty south facing rear garden and raised vegetable plot completes this one of a kind home which is just a few minutes walk to the high street shops, fabulous country walks and the Marina.

IF YOU'RE SEARCHING FOR A PERIOD PROPERTY THEN YOU SIMPLY MUST VISIT THIS FABULOUS HOME.



**The accommodation with approximate room sizes are as follows:**

## **ENTRANCE HALL**

Solid wood and stained glass entrance door leading to entrance hall.

## **LOUNGE**

17' 8" x 11' 8" (5.38m x 3.55m)

A beautifully beamed room with two double glazed sash windows to front aspect, radiator. Traditional exposed beams, original round stained glass window with Owl design, wooden flooring, log burner adding a warm and cosy ambiance to the room. Stained glass door to:

## **DINING ROOM**

15' 0" x 11' 0" (4.57m x 3.35m)

Double glazed windows to rear and side aspects, radiator. Double glazed door to side, storage cupboard, wooden flooring with open plan staircase leading to first floor landing.

## **LOBBY**

Built-in cupboard housing boiler and plumbing for washing machine, storage above

## **KITCHEN**

15' 0" x 6' 7" (4.57m x 2.01m)

Comprehensively fitted with two double glazed windows to side aspect, 1½ bowl sink and drainer unit set in a rolled edge work surface with cupboards and drawers under and matching wall units. Range cooker with electric double oven, and 5-burner gas hob with extractor fan over. Tiled splash backs wood flooring, French doors leading to the garden.

## **CLOAKROOM**

Double glazed window to side aspect, radiator. Low level WC and wash hand basin.



## **FIRST FLOOR LANDING**

Doors to:

### **BEDROOM ONE**

11' 10" x 10' 5" (3.60m x 3.17m)

Double glazed window to front aspect, two double fitted wardrobes, radiator.

### **BEDROOM TWO**

9' 5" x 9' 0" (2.87m x 2.74m)

Double glazed window to front aspect, fitted wardrobes with shelving, radiator.

### **STUDY/HOBBY ROOM**

10' 0" x 4' 0" (3.05m x 1.22m)

Double glazed window to rear aspect, radiator.

### **BATHROOM**

Double glazed window to rear aspect. Panelled bath, low level WC and wash hand basin, heated towel rail, heated LED mirror, tiled floor.

### **EXTERIOR**

REAR

Pretty and private south facing garden with side access. Delightful mix of patio area, pergola, mature shrubs/plants, raised vegetable plot, retained by privacy fencing and brick wall, side access.



















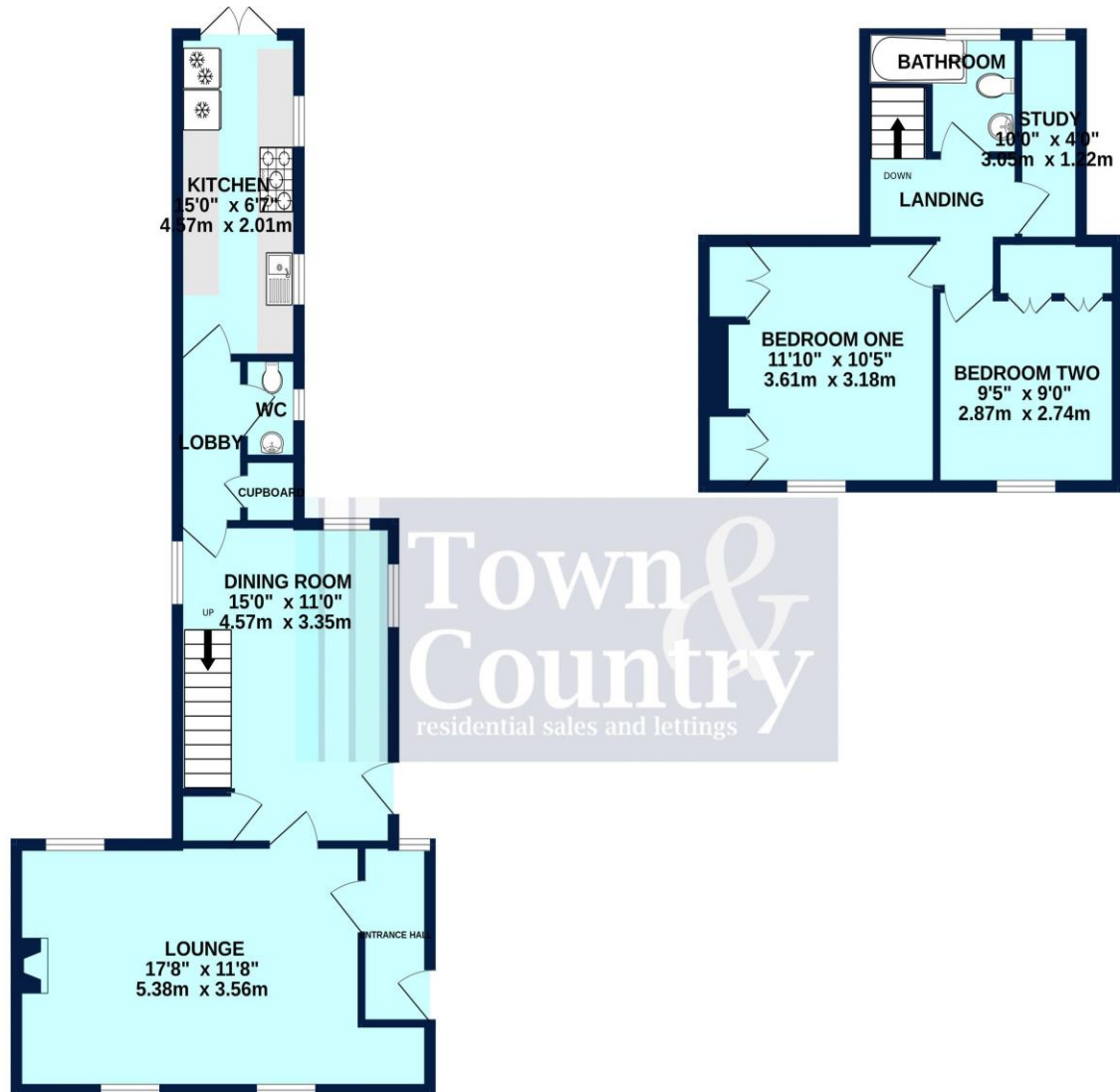


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



HIGH STREET

TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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