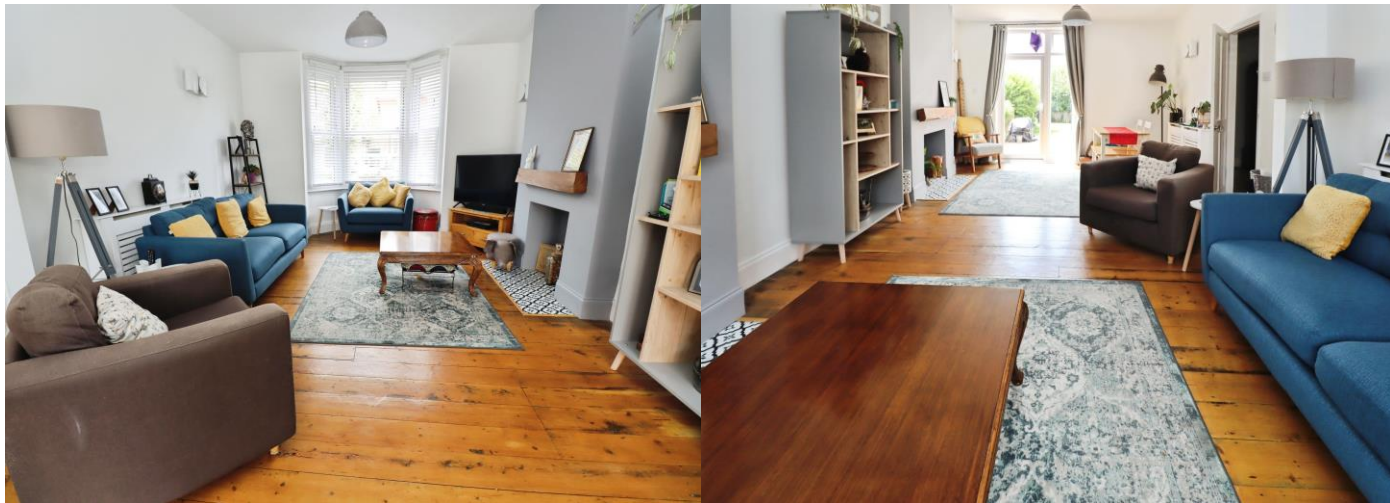


**Ladysmith Avenue, Brightlingsea
CO7 0JD
Offers in Excess of £380,000 Freehold**



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



- DETACHED VICTORIAN HOUSE
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- CONTEMPORARY KITCHEN
- FAMILY BATHROOM
- SEPARATE SHOWER ROOM
- LARGE GARDEN/PATIO AREA
- DOUBLE GLAZED SASH WINDOWS
- WALKING DISTANCE TO TOWN CENTRE
- CLOSE TO SCHOOLS AND BEACH AREA

**** ELEGANT THREE BEDROOM DETACHED HOUSE ****

This attractive detached house is situated within walking distance to the town centre, local schools and beach area.

This fabulous property offers an open-plan reception room, creating a spacious and inviting atmosphere for both entertaining and relaxed family time. The contemporary kitchen is well-appointed and designed to a high standard, making it perfect for those who love cooking. The family bathroom completes the ground floor.

The first floor comprises of three well-proportioned tastefully decorated bedrooms plus a modern shower room, providing everyday convenience for all the family members. The rear south westerly garden enjoys a tiered patio for those summer BBQs and entertaining, with the remainder laid to lawn with mature shrubs and trees to the borders.

A VERY WELL LOCATED HOME PERFECT FOR FAMILIES



The accommodation with approximate room sizes are as follows:

STORM PORCH

Partially glazed entrance door, tiled floor.

ENTRANCE HALL

Window to side aspect, laminate flooring, centre lights, radiator. Stairs to first floor landing, under stairs storage cupboard.

LOUNGE/DINER

25' 1" x 13' 3" (7.64m x 4.04m)

Double glazed sash Bay windows to front aspect, door to patio at rear, stripped wood flooring, two centre lights, two radiators, two feature fireplaces.

INNER HALL

9' 2" x 3' 3" (2.79m x 0.99m)

Door to side, tiled floor, centre light, radiator, loft access hatch.

KITCHEN

16' 3" x 8' 11" (4.95m x 2.72m)

Window to side aspect, tiled flooring, inset spot lights, radiator. Range of contemporary wall and base units with contrasting worktop, inset 1½ bowl stainless steel sink with worktop drainer grooves, space for gas range cooker with extractor over, space for washing machine and fridge/freezer.

FAMILY BATHROOM

9' 0" x 6' 3" (2.74m x 1.90m)

Obscured windows to side and rear aspects, tiled floor, inset spot lights, vertical radiator. Panelled bath, low level WC and vanity sink unit, partially tiled walls.



FIRST FLOOR LANDING

Two level landing, window to side aspect, wood flooring, centre light.

BEDROOM ONE

13' 5" x 12' 3" (4.09m x 3.73m)

Double glazed sash window to rear aspect, wood flooring, centre light, radiator.

BEDROOM TWO

12' 3" x 11' 2" (3.73m x 3.40m)

Double glazed sash window to front aspect, wood flooring, centre light, radiator.

BEDROOM THREE

9' 8" x 7' 11" (2.94m x 2.41m)

Double glazed sash window to front aspect, wood flooring, centre light, radiator.

SHOWER ROOM

5' 10" x 5' 7" (1.78m x 1.70m)

Low level WC, wash hand basin and separate shower cubicle. Window to rear aspect, inset spot lights, wood flooring, radiator. Loft access.

EXTERIOR

FRONT

Walled garden, path leading to entrance door, side access to rear.

REAR

Tiered patio area, laid to lawn, mature trees and shrubs, garden shed.



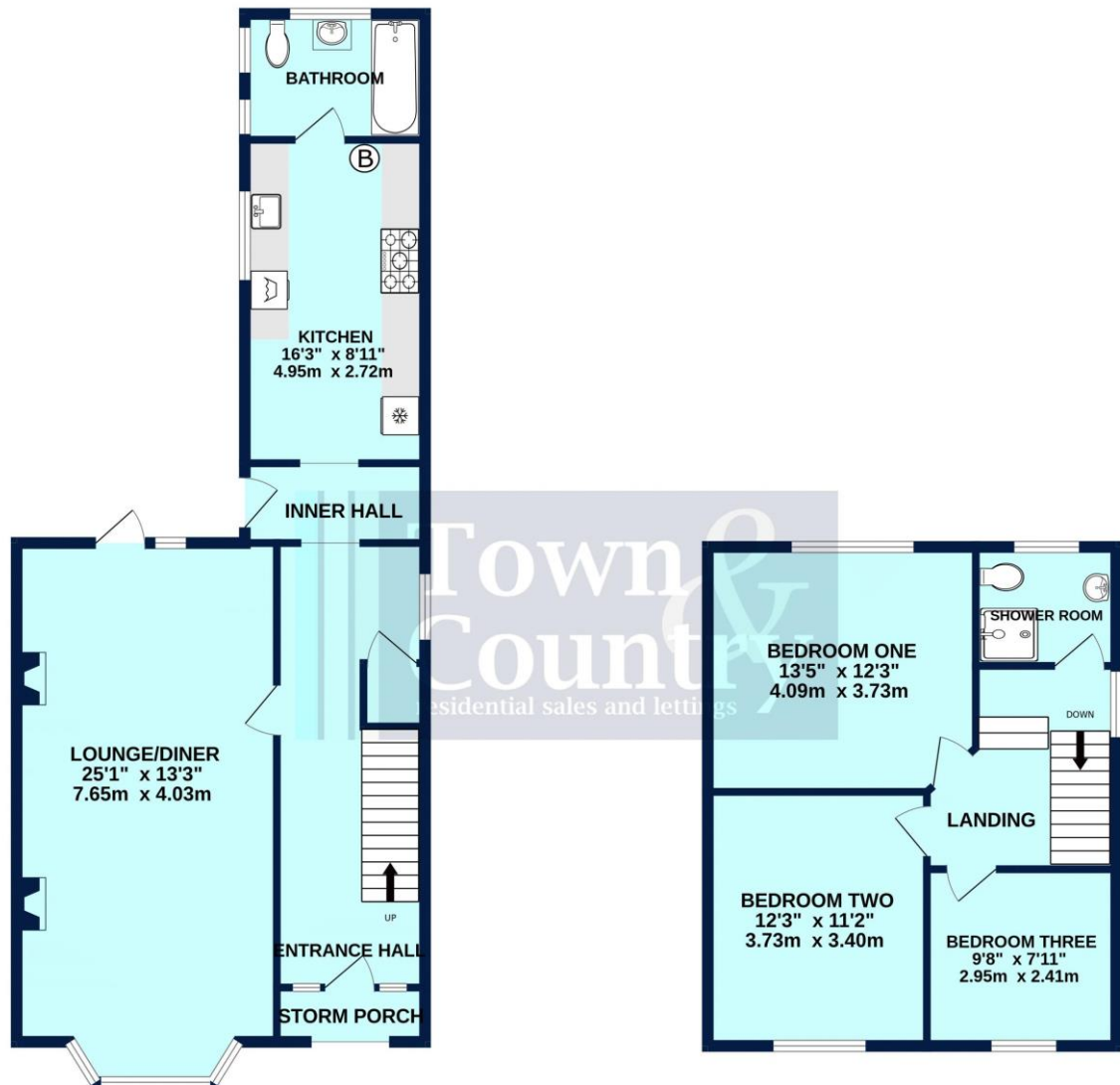




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



LADYSMITH AVENUE

TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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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