

**High Street, Brightlingsea,
CO7 0AG
Monthly Rental Of £1,400.00**

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

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- RECENTLEY REFURBISHED THROUGHOUT
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- FULLY FITTED KITCHEN/BREAKFAST ROOM
- TRADITIONAL BATHROOM
- CONTEMPORARY SHOWER ROOM
- SOUTH FACING GARDEN
- CLOSE TO TOWN CENTRE & WATERSIDE
- DEPOSIT REQUIRED
- AVAILABLE 8th AUGUST

**** RECENTLEY REFURBISHED ****

This fully refurbished, semi-detached house is beautifully arranged over two levels and features an open plan reception area leading into the lounge with views over the south facing garden. The heart of this home is undoubtedly the fully fitted kitchen/diner, an open-plan space with a breakfast area, completing the ground floor is a contemporary shower/cloakroom equipped with a modern rain shower. To the first floor you will find three spacious double bedrooms which are generously proportioned and a beautiful family bathroom which features a luxurious free-standing bath with an exposed brick feature wall with wood panelling. One of the standout features of this property is its south facing garden and generous patio area, this is a unique attribute that not only provides plenty of sunlight but also creates an inviting outdoor space. Located near the high street, marina, and schools, this property is perfect for families.

**** AVAILABLE FROM 8th AUGUST ****

Holding deposit equal to 1 weeks rent Tenancy deposit equal to 5 weeks rent
Guarantor may be required Non-smokers only

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Window to side aspect, Herringbone style LVT flooring, inset spot lights, radiator.

RECEPTION ROOM

11' 0" x 10' 11" (3.35m x 3.32m)

Herringbone style LVT flooring, inset spot lights, radiator, four built in storage cupboards.

LOUNGE

19' 0" x 11' 2" (5.79m x 3.40m)

Windows to side and rear aspects, Herringbone style LVT flooring, two centre lights, radiator.

KITCHEN/BREAKFAST ROOM

22' 3" x 8' 8" (6.78m x 2.64m)

Door to rear garden, windows to side and rear aspect, Herringbone style LVT flooring, inset spot lights, radiator. Contemporary range of wall and base units with contrasting Marble effect worktop incorporating drainer grooves, inset ceramic Belfast sink, integrated dishwasher, washing machine, fridge/freezer, eye level double ovens, integrated electric hob with extractor over.

SHOWER ROOM

8' 6" x 5' 8" (2.59m x 1.73m)

Obscured window to rear aspect, tiled flooring, inset spot lights. Traditional low level WC, traditional basin and washstand, walk in shower enclosure with rainfall and body shower, heated towel rail, partially tiled walls.

FIRST FLOOR LANDING

Galleried landing, carpet flooring, inset spot lights.



PRINCIPAL BEDROOM

14' 2" x 11' 0" (4.31m x 3.35m)

Windows to front and side aspects, carpet flooring, centre light, radiator.

BEDROOM TWO

13' 11" x 11' 0" (4.24m x 3.35m)

Window to rear, carpet flooring, centre light, radiator.

BEDROOM THREE

11' 3" x 9' 0" (3.43m x 2.74m)

Window to front aspect, carpet flooring, centre light, radiator.

FAMILY BATHROOM

8' 11" x 7' 9" (2.72m x 2.36m)

Obscured window to side aspect, tiled flooring, inset spot lights. Double ended roll top design slipper bath with skirt base, traditional low level WC, traditional basin and washstand, heated towel rail. Feature wall of exposed brick and wood panelling.

EXTERIOR

FRONT Private entrance with side access to garden.

REAR South facing garden, spacious patio area with steps leading down to the lawn with mature shrubs to borders.