

**Tower Street, Brightlingsea  
CO7 0AW  
£287,500 Freehold**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- **FOUR BEDROOMS**
- **LOUNGE WITH FEATURE FIREPLACE**
- **DINING ROOM**
- **WELL EQUIPPED KITCHEN**
- **BATHROOM AND CLOAKROOM**

- **OVER THREE LEVELS**
- **ENCLOSED GARDEN WITH REAR ACCESS**
- **WALKING DISTANCE TO TOWN CENTRE AND BEACH**
- **DOUBLE GLAZED**
- **POPULAR LOCATION**

**STEP THROUGH THE THRESHHOLD OF THIS FOUR BEDROOM TOWN HOUSE TO BE AMAZED!**

This three storey home offers modern living at its best. This charming property benefits from a stylish interior which includes open plan lounge/dining room with large bay window, modern kitchen with sky light allowing natural light to flood through and a family bathroom.

The first and second floors are home to the four bedrooms and a further WC.

Relax and unwind in the well planned, low maintenance rear garden or take a stroll to the beach/shops from this conveniently located home just minutes away from all the local amenities.

**A SIZEABLE HOME LOCATED IN AN ENVIABLE POSITION**





The accommodation with approximate room sizes are as follows:

**LOUNGE**

15' 2" x 12' 9" (4.62m x 3.88m)

**DINING ROOM**

14' 3" x 8' 9" (4.34m x 2.66m)

**KITCHEN**

12' 1" x 8' 9" (3.68m x 2.66m)

**LOBBY**

**BATHROOM**



## **FIRST FLOOR LANDING**

### **BEDROOM ONE**

12' 7" x 11' 11" (3.83m x 3.63m)

### **BEDROOM TWO**

9' 8" x 9' 2" (2.94m x 2.79m)

### **WC/CLOAKROOM**

## **SECOND FLOOR LANDING**

### **BEDROOM THREE**

12' 9" x 11' 6" (3.88m x 3.50m)

### **BEDROOM FOUR**

11' 6" x 8' 2" (3.50m x 2.49m)



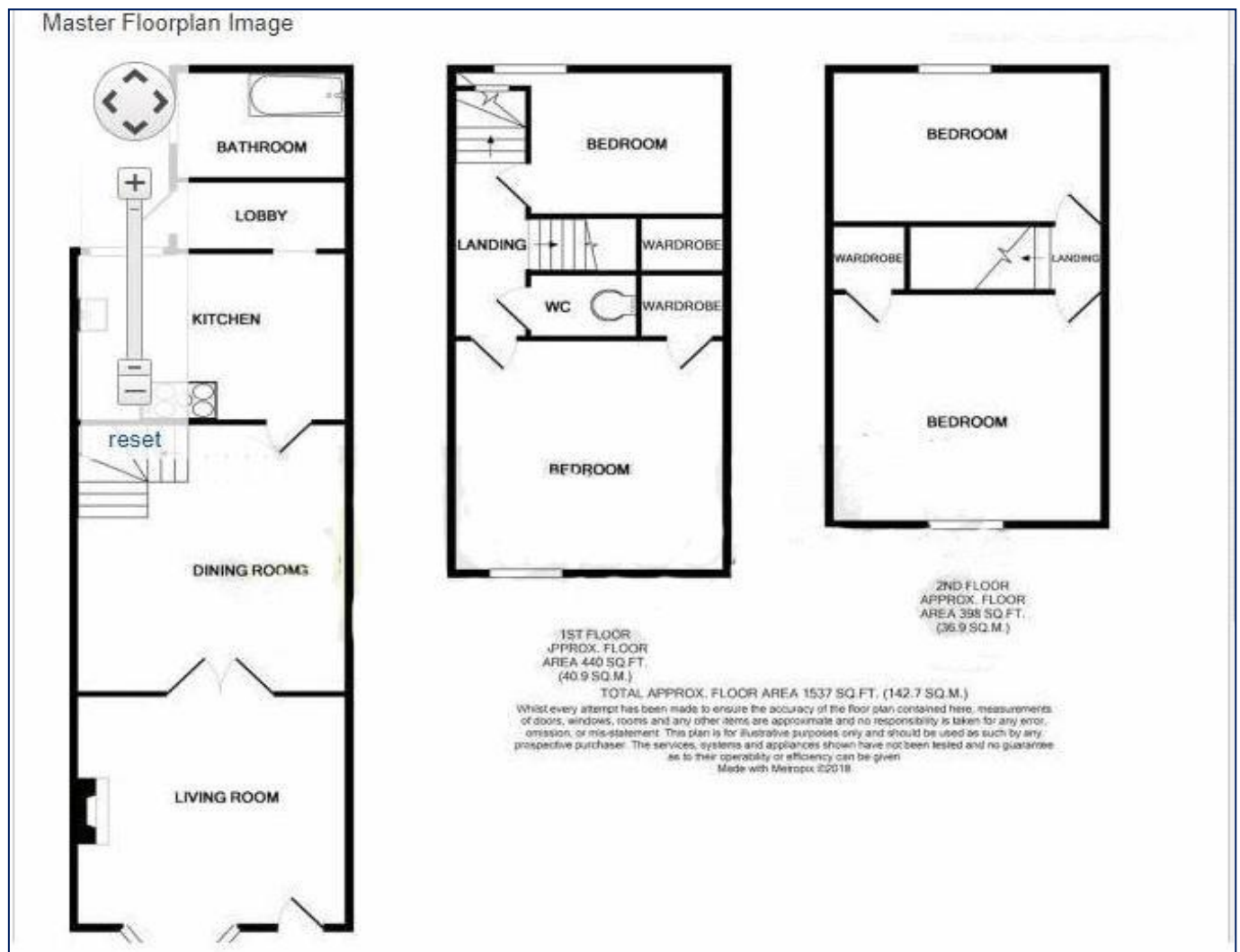








Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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

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