

**Chapel Road, Brightlingsea  
CO7 0HB  
£295,000 Freehold**

**Town & Country**  
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- **THREE/FOUR BEDROOM FAMILY HOME**
- **OPEN PLAN LOUNGE AND DINING ROOM**
- **RECENTLY FITTED KITCHEN**
- **BREAKFAST ROOM**
- **FAMILY BATHROOM AND EN-SUITE**
- **ANNEXE/SUMMER HOUSE**
- **SOUTH WESTERLY FACING GARDEN**
- **OFF STREET PARKING**
- **WALKING DISTANCE TO TOWN CENTRE & WATERFRONT**

**\*\* Three/Four Bedroom Family Home within Walking Distance to Town Centre & Beach \*\***

This fabulous family home can be adapted and configured for different family requirements, whether you need more bedrooms or a work from home space the house can meet all needs. Ideally situated within close proximity of the Town Centre & Marina, this property features large downstairs open plan accommodation which is ideal for family living.

There are three bedrooms upstairs, the main bedroom features an En-suite. There is also a study/4th bedroom should the need arise. The recently fitted kitchen/diner and family bathroom complete this spacious property.

Outside, the garden houses an Additional Guest Annexe/Summer House. There is side access as well as off road parking which is a fantastic addition. The property benefits from Gas Central Heating and Double Glazing throughout.



The accommodation with approximate room sizes are as follows:

#### ENTRANCE HALL

Tiled floor, large under stairs cupboard, centre light.

#### LOUNGE/DINER

23' 0" x 16' 11" (7.01m x 5.15m)

Double glazed windows to front and side aspects, tiled flooring, two centre lights, two radiators. L-shaped room open plan style, feature fireplace.

#### KITCHEN

9' 8" x 8' 11" (2.94m x 2.72m)

Ceramic sink and drainer, recently fitted kitchen comprising of wall and base units with space for washing machine, fridge/freezer. Double glazed window to side aspect with double glazed French doors to rear leading to garden. Vaillant boiler, hardwood flooring, inset spot lights.

#### BREAKFAST ROOM

12' 8" x 7' 4" (3.86m x 2.23m)

Hardwood flooring, inset spot lights, radiator, airing cupboard.

#### FAMILY BATHROOM

7' 3" x 5' 10" (2.21m x 1.78m)

Panelled bath, wall mounted shower over bath, pedestal wash hand basin, low level WC. Two double glazed windows to side aspect, tiled flooring, inset spot lights, extractor fan, heated towel rail.

#### STUDY/BEDROOM FOUR

11' 5" x 6' 9" (3.48m x 2.06m)

Double glazed window to side aspect, carpet, centre light, radiator.



## **FIRST FLOOR LANDING**

Access to loft, carpet, centre light.

## **BEDROOM ONE**

12' 6" x 10' 8" (3.81m x 3.25m)

Two double glazed windows to front aspect, carpet flooring, centre light, radiator.

## **EN-SUITE**

4' 9" x 2' 8" (1.45m x 0.81m)

Low level WC and hand wash basin, extractor fan.

## **BEDROOM TWO**

11' 7" x 8' 9" (3.53m x 2.66m)

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

## **BEDROOM THREE**

8' 8" x 7' 11" (2.64m x 2.41m)

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

## **EXTERIOR**

REAR

Mainly laid to lawn, block paved patio area, gated side access.

Off road parking.

## **OFFICE/SUMMER HOUSE**

11' 4" x 8' 10" (3.45m x 2.69m)

Double glazed windows, French doors to front aspect, power and lighting, wood effect laminate flooring, spotlights to ceiling. Heating, electricity connected.







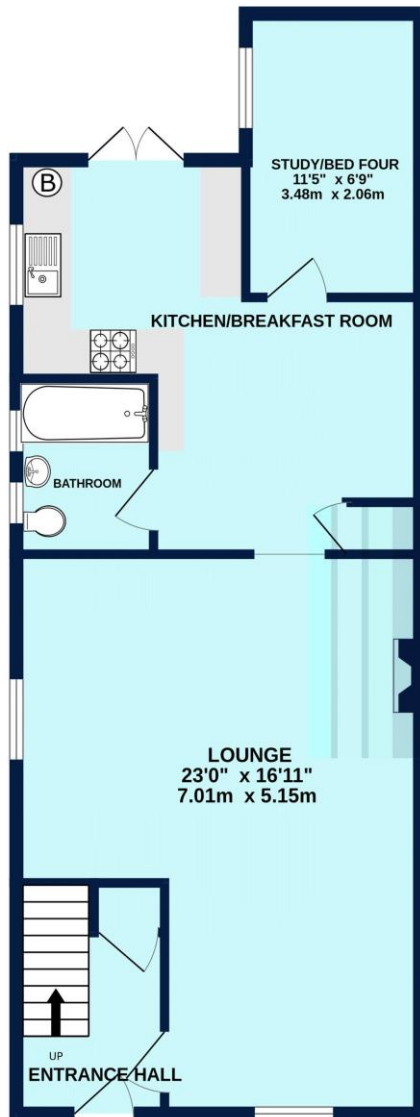




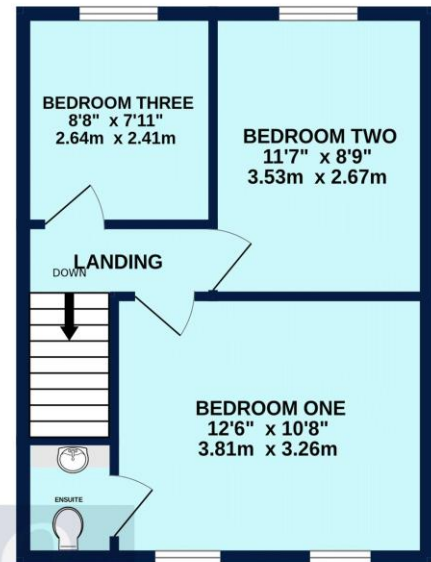
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



CHAPEL ROAD

TOTAL FLOOR AREA: 1083 sq.ft. (100.6 sq.m.) approx.

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