

**Nelson Street, Brightlingsea
CO7 0DZ
Offers in Excess of £285,000 Freehold**

Town & Country
residential sales and lettings



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- ELEGANT THREE BEDROOM HOUSE
- FULL OF CHARACTER FEATURES
- TWO BAY FRONTED RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- LARGE BATHROOM

- STRIPPED FLOOR BOARDS
- OPEN FIREPLACES
- GARAGE
- PRETTY WALLED COURTYARD GARDEN
- LOWER LOCATION NEAR THE SEA AND TOWN CENTRE

WELCOME TO THIS ELEGANT, DOUBLE BAY FRONTED, THREE BEDROOM VICTORIAN FAMILY HOME JUST MINUTES TO THE SEA AND SHOPS.

This beautiful home offers traditional living space typical of a Victorian home. Steeped in history, this former "Master Mariners" Cottage enjoys traditional accommodation including two BAY FRONTED reception rooms currently configured as a formal sitting room and a dining room, both with working open fire places and stripped pine floorboards, a cottage style kitchen/breakfast room which is flooded with natural light and overlooks the courtyard, a larger than average bathroom plus three bedrooms, completes this stylish home which is filled with charm and features including a beautiful original front door and large sash windows.

Outside is in keeping with the house and offers pretty walled courtyard garden with raised seating and privacy. A rarity in this part of town is the GARAGE and off road parking.

IF YOU ARE SEEKING A "READY TO MOVE INTO" ELEGANT AND PLACE TO CALL HOME WHICH IS WITHIN A STROLL TO THE WATERFRONT AND TOWN CENTRE, THEN TAKE A VIEWING TODAY



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

DINING ROOM

11' 11" x 11' 1" (3.63m x 3.38m)

LOUNGE

11' 4" x 11' 4" (3.45m x 3.45m)

KITCHEN/BREAKFAST ROOM

13' 10" x 7' 6" (4.21m x 2.28m)

FAMILY BATHROOM

9' 7" x 7' 9" (2.92m x 2.36m)



FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 11' 2" (3.65m x 3.40m)

BEDROOM TWO

11' 3" x 7' 2" (3.43m x 2.18m)

BEDROOM THREE

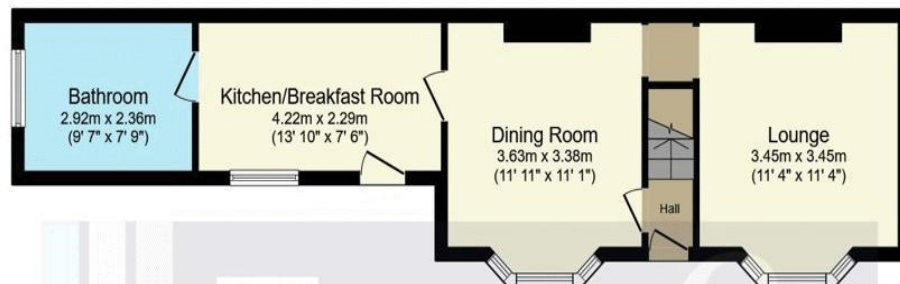
8' 5" x 7' 8" (2.56m x 2.34m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

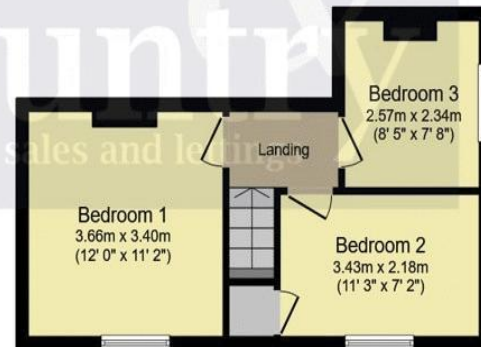








Ground Floor
Floor area 45.0 sq.m. (484 sq.ft.)



First Floor
Floor area 30.3 sq.m. (326 sq.ft.)

Total floor area: 75.3 sq.m. (810 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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