

**Samsons Road, Brightlingsea  
CO7 0RB  
£260,000 Freehold**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- TWO LOFT ROOMS
- LOUNGE
- FITTED KITCHEN
- FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- GARDEN
- CLOSE TO SHOPS & SCHOOL
- NO ONWARD CHAIN

**\*\* SEMI-DETACHED BUNGALOW \*\***

Located in Upper Brightlingsea, just minutes walk to Sainsbury's supermarket and the Colne Community School, this is an excellent opportunity to acquire a semi-detached bungalow which is just waiting to be modernised.

Internally, the bungalow comprises a well-proportioned lounge which offers garden views, two generously-sized double bedrooms, ensuring comfortable living for all residents, a family bathroom and a spacious kitchen. There are two loft rooms which have been used as bedrooms by the owner along with a cloakroom for convenience, these additional spaces could also be utilised as home offices, hobby rooms, or supplementary storage, adaptable to suit your personal needs.

Outside there is off-road parking for a number of vehicles along with an over-sized garage. The South-West facing rear garden is perfectly sized. This bungalow is perfectly positioned for those seeking the blend of a peaceful residential area with local amenities and schools within easy reach. With its spacious layout and potential for modernisation, the property offers a fantastic canvas for buyers wishing to add value and personalise their new home.

**\*\* NO ONWARD CHAIN \*\***



The accommodation with approximate room sizes are as follows:

**ENTRANCE HALL**

uPVC partially glazed front door, laminate flooring, centre light, radiator, under stairs cupboard.

**KITCHEN**

11' 8" x 9' 6" (3.55m x 2.89m)

Window to side aspect, door to rear garden, laminate flooring, centre and spot lights, radiator. Range of wall and base units, 1½ bowl composite sink/drain, space for washing machine, cooker, fridge/freezer.

**LOUNGE**

16' 10" x 11' 8" (5.13m x 3.55m)

French doors to rear garden, carpet flooring, centre light, radiator, feature fireplace, open into bedroom two.

**BEDROOM ONE**

15' 5" x 9' 10" (4.70m x 2.99m)

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

**BEDROOM TWO**

14' 9" x 7' 1" (4.49m x 2.16m)

Window to front aspect, carpet flooring, centre light, radiator, currently open plan into lounge.

**FAMILY BATHROOM**

8' 11" x 5' 10" (2.72m x 1.78m)

Obscured window to side aspect, tiled flooring, centre light, radiator. Panelled bath with shower over, low level WC and pedestal wash hand basin, partially tiled walls.



## **STAIRS TO LOFT ROOM**

### **LOFT ROOM ONE**

14' 2" x 8' 11" (4.31m x 2.72m)

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

### **EN-SUITE**

7' 11" x 3' 8" (2.41m x 1.12m)

Window to side aspect, low level WC and pedestal wash hand basin, access to under eaves storage.

### **LOFT ROOM TWO**

16' 3" x 10' 4" narrowing to 7' 3" (4.95m x 3.15m narrowing to 2.21m)

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

## **EXTERIOR**

### **FRONT**

Off road parking, side access to garage, laid to lawn.

### **REAR**

Patio, laid to lawn, side access to garage.

### **GARAGE**

29' 4" x 9' 0" (8.93m x 2.74m)

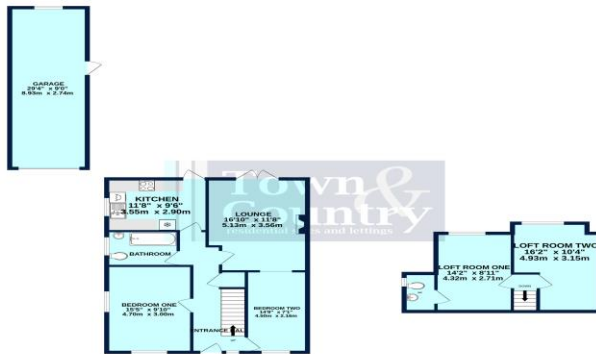
Up and over door, side door to garden, power & light.





GROUND FLOOR  
100 sq. ft. (92.9 sq. m.) approx.

1ST FLOOR  
102 sq. ft. (94.7 sq. m.) approx.

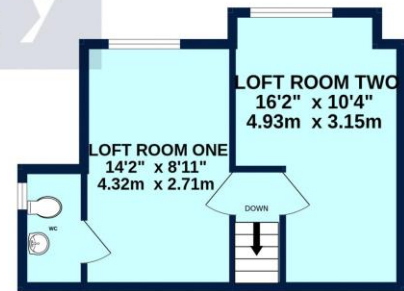
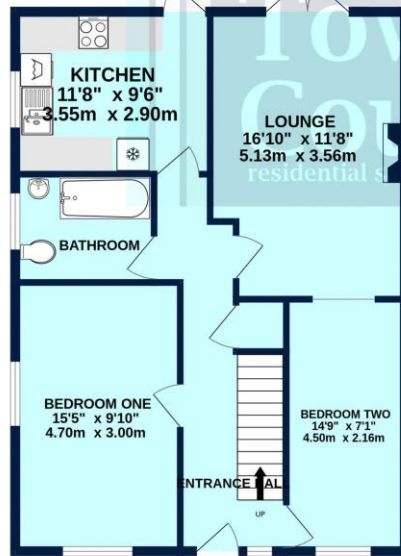


SARSONS ROAD  
TOTAL FLOOR AREA - 1.008 HA.R. (112.6 sq.m.) approx.  
MEASUREMENTS ARE FOR GUIDANCE ONLY AND SHOULD BE VERIFIED BY A SURVEYOR. THE AGENT'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS FLOOR PLAN. THE AGENT'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS FLOOR PLAN.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
996 sq.ft. (92.5 sq.m.) approx.

1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



SAMSONS ROAD

TOTAL FLOOR AREA: 1308 sq.ft. (121.5 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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