

**Tower Street, Brightlingsea
CO7 0AN
£280,000 Freehold**

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**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **CAPTIVATING SEMI-DETACHED CHARACTER HOUSE**
- **THREE GENEROUS BEDROOMS**
- **LOWER BRIGHTLINGSEA JUST MINUTES WALK TO BEACH AND SHOPS**

- **LARGE GARDEN**
- **TWO RECEPTION ROOMS**
- **TWO BATHROOMS**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **CALL TO VIEW NOW**

A CAPTIVATING SEMI-DETACHED HOUSE

Exuding charm and poised in a location with nearby schools and a strong local community, ideal for families. This property is in good condition and provides a comfortable and welcoming space for any homeowner.

The house comprises three generous bedrooms. The principal bedroom is a beautifully spacious room bathed in natural light, further enhanced by an En-suite. The second bedroom is a comfortable double room, also spacious and filled with natural light. Complemented by a well-appointed bathroom, boasting a free-standing bath with rain shower and a heated towel rail. The property features a kitchen with wood countertops, flooded with natural light, and ample dining space, creating an inviting area for home-cooked meals. There are two inviting reception rooms.

The first one has Bay window that allows for plenty of sunlight, creating an airy feel. A log burner adds a cosy touch to this room, making it a perfect space for relaxation. The separate dining room is a perfect space for entertaining guests. One of the unique features of this house is the garden, providing a large great outdoor space, perfect for children to play or for adults to enjoy some gardening. The beautiful view from the property is another unique feature, promising serene mornings and tranquil evenings.

This semi-detached house offers a blend of comfort, style, and convenience, creating a perfect family home with the addition of off street parking to the rear of the property.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, door to lounge and stairs to first floor landing.

LOUNGE

16' 10" x 12' 5" (5.13m x 3.78m)

Bay window to front aspect, two centre lights, part carpet and partial tile flooring, radiator.

DINING ROOM

12' 10" x 9' 10" (3.91m x 2.99m)

Sash window to rear aspect, centre light, wooden flooring, radiator.

LOBBY

Door to Cloakroom, storage cupboards.

CLOAKROOM

Mixer wash hand basin, low level WC, window to side, boiler.

KITCHEN/BREAKFAST ROOM

23' 0" x 6' 5" (7.01m x 1.95m)

Range of wall and base units, range cooker, integrated dishwasher and washing machine, double sink and drainer. Two centre lights, window to side aspect.

CONSERVATORY

9' 10" x 6' 10" (2.99m x 2.08m)

French doors to garden, windows to side and rear aspects, tiled flooring.



FIRST FLOOR LANDING

Stairs leading to 2nd floor. Doors to:

BEDROOM ONE

11' 9" x 10' 10" (3.58m x 3.30m)

Sash window to rear aspects, fitted wardrobes, under stair storage space, radiator.

EN-SUITE

10' 9" x 6' 7" (3.27m x 2.01m)

Windows to side and rear aspects, vinyl flooring. Panelled bath, separate shower enclosure, low level WC and pedestal sink. Heated towel rail.

BEDROOM TWO

11' 9" x 9' 9" (3.58m x 2.97m) 5'4" x 3'1"

Sash window to front aspect, carpet flooring, cupboard space, fitted shelving, radiator.

BEDROOM THREE - SECOND FLOOR

17' 10" x 10' 11" (5.43m x 3.32m)

Window to rear aspect, Velux window to front aspect, laminate flooring, centre light. Wash hand basin.

EXTERIOR

FRONT

Dwarf brick wall with path leading to entrance door, side access to garden.

REAR

170ft Garden sts, pond, shed, access to rear parking.

PARKING

Off Street parking space accessed from Lime Street.

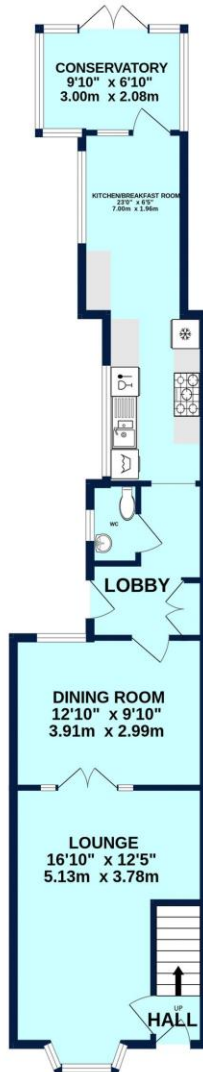






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

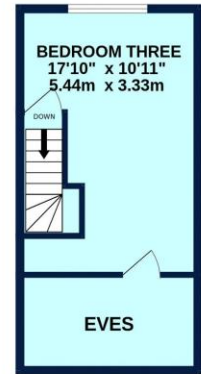
GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOWER STREET

TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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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