

**Waterside Marina
BRIGHTLINGSEA
CO7 0GB
£289,995 Leasehold**





- PANORAMIC MARINA VIEWS
- THREE DOUBLE BEDROOMS
- LUXURY APARTMENT
- OPEN PLAN KITCHEN/LIVING SPACE
- EN-SUITE TO PRINCIPAL BEDROOM
- TWO ALLOCATED PARKING
- PATIO AREA
- GATED ACCESS TO PROMENADE
- WATERSIDE MARINA LOCATION
- NO ONWARD CHAIN

Luxury three double bedroom ground floor apartment is very well presented and offers great living space.

Situated on the prestigious waterfront development in the popular seaside town of Brightlingsea.

The property is presented to a very high standard and includes a large open plan living/dining/kitchen area with Granite work surfaces and integrated appliances.

In addition there is an En-suite to the Principal Bedroom and French doors from lounge/diner and all bedrooms with wonderful views over the Marina.

Two underground secure allocated parking spaces.

The property is situated with good access to shops, restaurants and the sailing club is close by.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, cupboard. Doors to:

OPEN PLAN KITCHEN/DINER/LOUNGE

24' 5" x 13' 10" (7.44m x 4.21m)

KITCHEN AREA

Range of base, drawer and eye level units with work surface inset 1 & 1/2 sink and drainer unit with integrated waste disposal unit. Integrated AEG double oven and hob. Integrated microwave, dishwasher, washer/dryer and fridge/freezer.

LOUNGE AREA

French doors and two windows with views over the Marina.

PRINCIPAL BEDROOM

18' 9" narrowing to 12' 1" x 11' 3" (5.71m x 3.43m)

French doors with views over the Marina, fitted double wardrobe.

EN-SUITE

9' 3" x 6' 6" (2.82m x 1.98m)

Panelled bath, vanity sink, low level WC and separate shower cubicle.

BEDROOM TWO

16' 6" x 12' 6" (5.03m x 3.81m)

French doors with view over the Marina, further access door.

BEDROOM THREE

12' 4" x 8' 11" (3.76m x 2.72m)

French doors with views over the Marina, double fitted wardrobe. Cupboard housing wall mounted boiler.



SHOWER ROOM

5' 0" x 4' 9" (1.52m x 1.45m)

Low level WC, vanity sink and separate shower cubicle.

EXTERIOR

Paved patio area with views over the Marina.

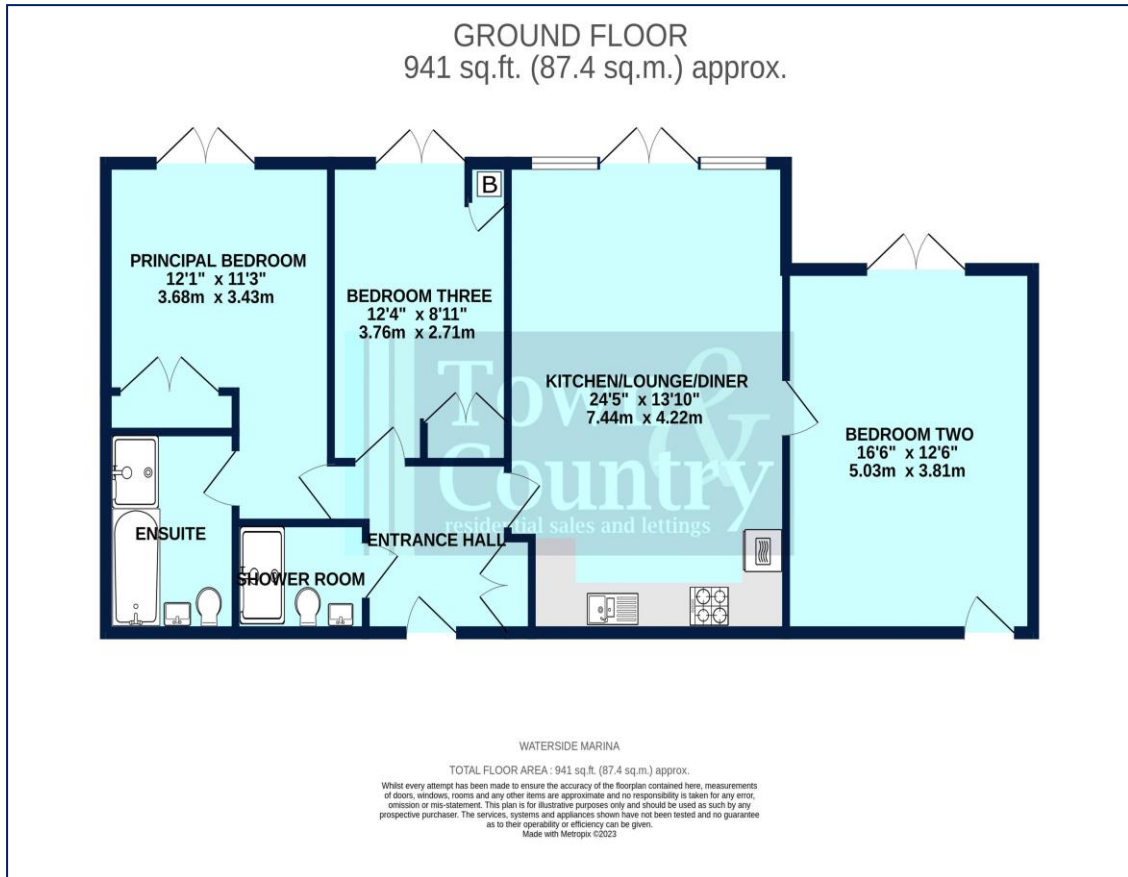
Two underground secure allocated parking spaces.

AGENT'S NOTES

We have been informed by the Vendor that they offer the property fully furnished if required.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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