

**Waterside Marina
BRIGHTLINGSEA
CO7 0GB
£279,500 Leasehold**





- LUXURY APARTMENT WITH MARINA VIEWS
- THREE DOUBLE BEDROOMS
- STYLISH INTERIOR DESIGN
- PRIVATE TERRACES
- OPEN PLAN ENTERTAINING SPACE - LOUNGE/DINING & KITCHEN OPEN PLAN
- 2 LUXURY BATHROOMS
- FURNITURE AVAILABLE FOR NEGOTIATION
- CURRENTLY USED AS A HOLIDAY HOME
- CONVENIENT LIFT TO UNDERGROUND PARKING WITH TWO ALLOCATED SPACES
- PETS ALLOWED (subject to approval)
- NO ONWARD CHAIN

LUXURY GROUND FLOOR 3 DOUBLE BEDROOM APARTMENT ON BRIGHTLINGSEA MARINA.

Situated on the prestigious waterfront development in the popular town of Brightlingsea with its eateries, award winning beaches, sailing clubs and friendly community, is this beautiful home which has all the style and luxury that you would expect being located on the Marina.

This sizeable apartment is presented in “show home” condition to a very high standard in neutral tones and is currently used as a holiday home – Its simply ready to be enjoyed.

The super bright open plan lounge, dining and kitchen space, which is comprehensively fitted with granite work surfaces and integrated appliances, enjoys patio doors onto the private terrace overlooking the fabulous Marina as do the bedrooms.

The two “hotel style” bathrooms, one being en suite, are beautifully fitted. For convenience, there is a lift down to the two underground secure entry allocated parking spaces.

Furniture is negotiable

A LUXURY APARTMENT ON THE PRESTIGIOUS MARINA – We hold Keys to view



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 FURNITURE CAN BE NEGOTIATED IF REQUIRED.

LEASE 182 YEARS REMAINING

SERVICE CHARGE C3K P.A.

GR £250

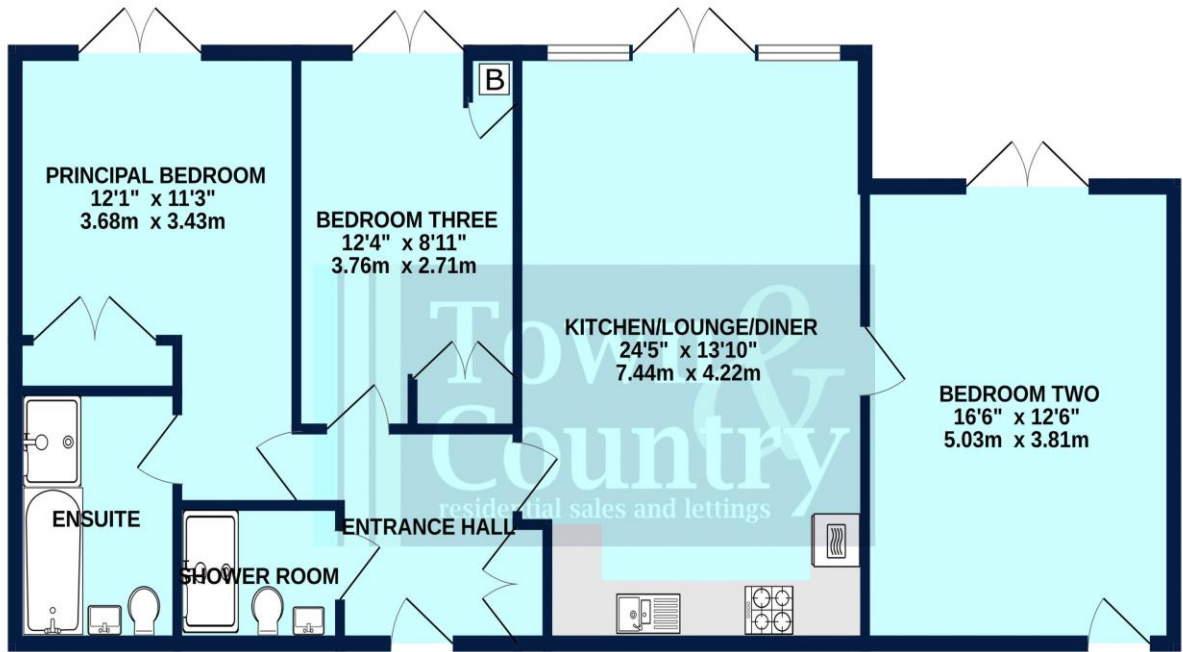
PETS ALLOWED SUBJECT TO PRIOR APPROVAL





GROUND FLOOR

941 sq.ft. (87.4 sq.m.) approx.



WATERSIDE MARINA

TOTAL FLOOR AREA : 941 sq.ft. (87.4 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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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		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied