

**New Street  
BRIGHTLINGSEA  
CO7 0DD  
£210,000 Freehold**

**Town & Country**  
residential sales and lettings







- **PRETTY TWO BEDROOM COTTAGE**
- **MINUTES FROM TOWN CENTRE AND THE BEACH**
- **LOTS OF TRADITIONAL FEATURES**
- **LOUNGE**
- **SEPARATE DINING ROOM**
- **MODERN KITCHEN**
- **FITTED BATHROOM**
- **LOW MAINTENANCE GARDEN**
- **GREAT FIRST TIME BUY**
- **A MUST VIEW**

### LOOKING FOR YOUR FIRST HOME?

Then take a viewing at this quaint VICTORIAN TWO BEDROOM COTTAGE.

There are many features in this pretty home with a traditional layout including lounge, SEPARATE DINING ROOM which both have feature fireplaces, plus a modern fitted kitchen great for entertaining as it is directly off the dining room.

A modern bathroom plus a low maintenance garden with popular astroturf completes this this lovely cottage just off the town centre and within a few minutes WALK TO THE BEACH



The accommodation with approximate room sizes are as follows:

### **LOUNGE**

12' 4" x 11' 6" (3.76m x 3.50m)

Window to front, laminate flooring, centre light, original fireplace, recessed shelving and cupboards, radiator.

### **LOBBY**

Stairs to first floor.

### **DINING ROOM**

12' 0" x 9' 8" (3.65m x 2.94m)

Window to rear, open brick fireplace, stripped floor boards, centre light, under stairs storage cupboard, radiator.

### **KITCHEN**

9' 3" x 5' 8" (2.82m x 1.73m)

Window and door to side, range of base units with Oak worktops and tiled splash backs, Oval stainless steel sink with mixer tap, space for cooker, wall mounted boiler, tiled flooring. Door to:

### **BATHROOM**

10' 4" x 7' 0" (3.15m x 2.13m)

Obscured windows to rear and side, tiled flooring, centre light, radiator, 'P' shape bath with electric shower over, vanity sink unit, cupboard with space for washing machine. Door to: Low level WC.

### **FIRST FLOOR LANDING**

Doors to:



### **BEDROOM ONE**

14' 0" x 11' 7" (4.26m x 3.53m)

Window to front, wood flooring, centre light, radiator, original fireplace. Access to storage cupboard.

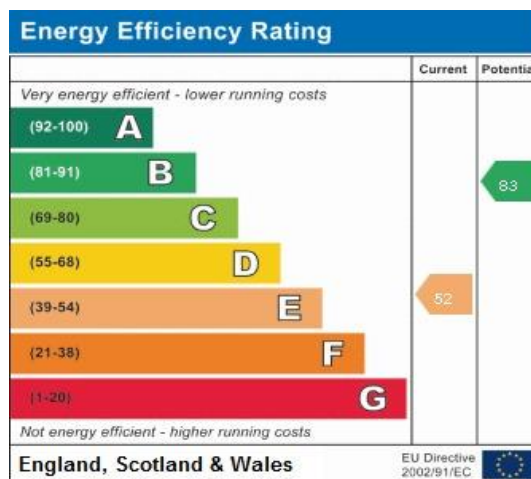
### **BEDROOM TWO**

13' 8" x 9' 5" (4.16m x 2.87m)

Two windows to rear, carpet, centre light, radiator, access to loft space. Cupboard housing hot water tank. Access to storage cupboard.

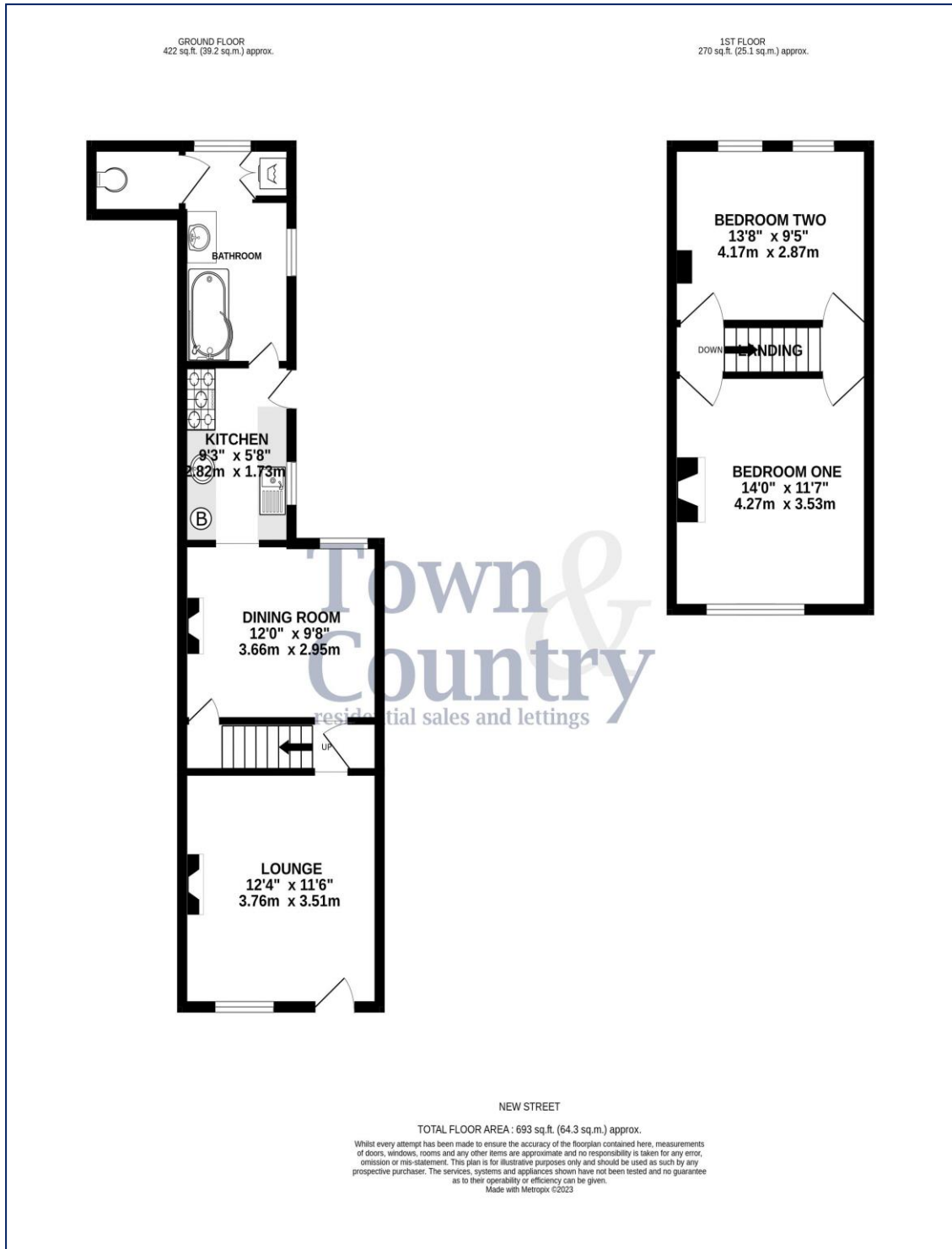
### **EXTERIOR**

Private low maintenance garden being paved and Astro Turf. Side access.









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