

**Seaview Road, Brightlingsea  
CO7 0PR  
Offers in Excess of £400,000 Freehold**

**Town & Country**  
residential sales and lettings



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- **THREE BEDROOM DETACHED BUNGALOW**
- **22FT KITCHEN/DINING ROOM**
- **COSY LOUNGE**
- **MODERN SHOWER ROOM AND CLOAKROOM**
- **BOOT ROOM**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **PRIVATE MATURE AND WELL STOCKED GARDEN**
- **GATED WITH PLENTY OF OFF ROAD PARKING**
- **RARELY AVAILABLE LOCATION CLOSE TO ALL AMENITIES**

RARE FIND - THREE BEDROOM DETACHED BUNGALOW positioned in one of the prime roads in Brightlingsea being within easy reach of local schools, town centre, beach and Marina and Sainsbury Superstore.

A really versatile and well laid out home with all the comforts you would expect. The gorgeous kitchen/dining room is the heart of this home - an elegant and functional 22ft room with lots of light flooding through with the added benefit of French doors leading onto the garden, making it a perfect entertaining space.

A cosy lounge, with large picture window, modern shower room and a further cloakroom adds convenience plus three good sized bedrooms. The third bedroom is currently configured as a work from home/study but could have multiple uses according to the next owners' needs. There's even a handy boot room!

The garden is mature, well stocked and private, plus a sun trap Pergoda to capture the glorious afternoon rays. Fully double glazed and centrally heated - the boiler being just a year old gives peace of mind when purchasing.

Gated access with plenty of off road parking adds to the benefit and charm of this VERY WELL LOCATED AND READY TO BE ENJOYED DETACHED BUNGALOW



The accommodation with approximate room sizes are as follows:

**ENTRANCE PORCH/BOOT ROOM**

Windows to three aspects. Door to:

**HALLWAY**

11' 2" x 8' 5" narrowing to 2'11" (3.40m x 2.56m)

Doors to:

**LOUNGE**

13' 2" x 12' 3" (4.01m x 3.73m)

Large picture window to front aspect, log effect wood burning stove (electric).

**BEDROOM ONE**

11' 10" x 10' 0" (3.60m x 3.05m)

Window to rear aspect overlooking rear garden, double and single wardrobes.

**BEDROOM TWO**

11' 11" x 10' 6" (3.63m x 3.20m)

Large picture window to front aspect.

**SHOWER ROOM**

8' 8" x 4' 10" (2.64m x 1.47m)

Window to side aspect, double shower enclosure, low level WC and vanity wash hand basin.



### **KITCHEN/DINER**

22' 0" x 10' 7" (6.70m x 3.22m)

Country range of wall and base units, integrated dishwasher, fridge/freezer and double oven. 4 ring gas hob with extractor over, central island with cupboards under. Patio doors to rear, window to side aspect. Cupboard housing wall mounted Worcester boiler (the seller has advised us that this is under than 1 year old). Cupboard housing electric meter.

### **INNER HALLWAY**

Leading to:

### **CLOAKROOM**

10' 0" x 2' 0" (3.05m x 0.61m)

Low level WC and wash hand basin.

### **BEDROOM THREE/STUDY**

13' 0" x 7' 0" (3.96m x 2.13m)

Patio doors to rear, window to side aspect.

### **FRONT GARDEN**

Retained by gates and block paved to create plenty of off road parking. Side gate to rear.

### **REAR GARDEN**

Beautifully laid out and well stocked with planting and shrubs. Paved patio areas and Pergola offering seating area, timber shed with decking to the front.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Total floor area: 89.3 sq.m. (961 sq.ft.)

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