

**Marsh Way, Brightlingsea
CO7 0LH
Guide Price £255,000-£260,000
Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- SEMI-DETACHED BUNGALOW
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO TOWN & BEACH
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- CONSERVATORY
- FITTED KITCHEN
- SHOWER ROOM
- OFF ROAD PARKING
- NO ONWARD CHAIN

**** QUIET LOCATION CLOSE TO TOWN CENTRE ****

This inviting semi-detached bungalow is ideally situated close to the town centre and the beach areas in a quiet cul-de-sac. This charming property is well-suited for families and couples seeking a serene yet convenient location.

Upon entering, you will find a bright and airy lounge featuring large windows that flood the space with natural light, creating a warm and welcoming atmosphere—perfect for relaxing or entertaining guests. The fitted kitchen, which was installed only a few years ago, is both functional and stylish, offering plenty of storage and workspace, this opens out into the conservatory which allows for year-round enjoyment of the garden while benefitting from abundant daylight—an excellent spot for dining, reading, or simply unwinding.

The two double bedrooms provide comfortable accommodation with ample space for storage and relaxation. The modern shower room is thoughtfully designed for ease and comfort. Outside you have off road parking for numerous vehicles and side access to the quaint rear garden. The property also features solar panels, contributing to increased energy efficiency and reduced utility costs. This bungalow combines comfort, practicality, and eco-friendly features, all within easy reach of local shops, amenities, and transport links. Nestled in a peaceful cul-de-sac, the property presents a wonderful opportunity for those seeking a tranquil lifestyle close to the heart of the town.

**** NO ONWARD CHAIN ****

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed entrance door, laminate flooring, centre light, radiator, meter cupboard.

KITCHEN

10' 0" x 9' 1" (3.05m x 2.77m)

Door to conservatory, window to rear aspect, vinyl flooring, inset spot lights, radiator. Range of wall and base units with contrasting worktop, integrated gas hob with extractor over, oven, stainless steel sink/drainage, space for washing machine, fridge/freezer.

LOUNGE

16' 2" x 12' 1" (4.92m x 3.68m)

Window to front aspect, carpet flooring, centre light, radiator.

CONSERVATORY

16' 9" x 8' 5" (5.10m x 2.56m)

Door to side, windows to side and rear aspects, laminate flooring.

BEDROOM ONE

15' 9" x 10' 4" (4.80m x 3.15m)

Window to rear aspect, carpet flooring, centre light, radiator.



BEDROOM TWO

9' 5" x 7' 5" (2.87m x 2.26m)

Window to front aspect, carpet flooring, centre light, radiator.

SHOWER ROOM

7' 1" x 6' 0" (2.16m x 1.83m)

Obscured window to side aspect, laminate flooring, inset spot lights. Shower cubicle, combination vanity unit, heated towel rail, partially tiled walls.

EXTERIOR

FRONT

Block paved driveway with room for 3-4 vehicles, side access to garden.

REAR

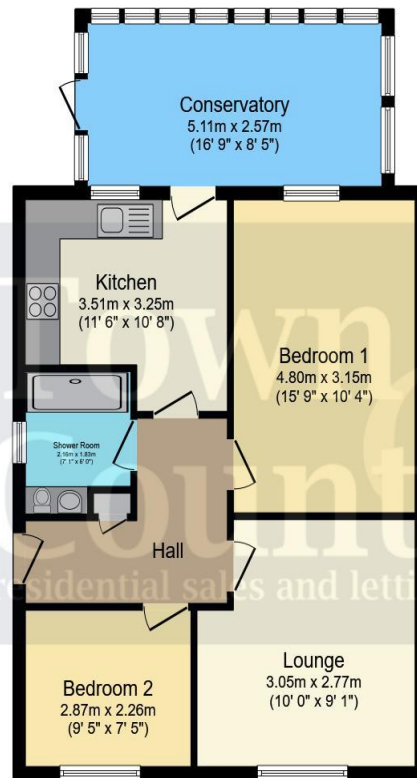
Laid to lawn, flower borders, garden shed.

AGENT'S NOTE

Solar panels owned outright - Tariff TBC



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan

Floor area 72.5 sq.m. (780 sq.ft.)

Total floor area: 72.5 sq.m. (780 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 from the photograph, artist's

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk