

**Mill Street
BRIGHTLINGSEA
CO7 0EJ
£399,950 Freehold**





- LOCATED NEAR HURST GREEN
- WELL PRESENTED DETACHED CHALET WITH PLANNING PERMISSION
- OPEN PLAN LOUNGE/DINING/KITCHEN
- TWO FIRST FLOOR BEDROOMS
- GROUND FLOOR BEDROOM
- EN-SUITE TO BEDROOM ONE
- UTILITY ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- GARAGE AND OFF STREET PARKING
- REAR GARDEN

Situated in a sought after location just off Hurst Green is this well presented three bedroom detached chalet bungalow.

This property offers spacious open plan living/dining area with a luxury kitchen and Bi-folding doors leading to the rear garden.

On the first floor there are two bedrooms and good size bathroom.

In addition, there is separate utility room which has potential to be converted into ground floor shower room.

This stunning property is situated on a corner plot with detached garage and has block paved driveway which provides ample off road parking.

Planning permission has been granted for a side and rear extension.

Internal viewing is highly recommended to appreciate the accommodation on offer.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, window to front aspect. Stairs leading to first floor landing.

OPEN PLAN LOUNGE/DINING/KITCHEN

27' 7" max x 19' 2" (8.40m x 5.84m)

Kitchen Area

Range of contemporary base, drawer and eye level units. Work surface inset 1 1/2 sink and drainer unit with mixer tap and gas hob. Two integrated ovens. Centre Island with breakfast bar and units under. Windows to front and side aspects.

Living/Dining Area

Double glazed windows to front and rear aspects. Bi-folding doors leading to rear garden. Feature wall with inset TV and electric fire. Two radiators.

UTILITY ROOM/WC

6' 5" x 5' 9" (1.95m x 1.75m)

Work surface with inset sink. Space for washing machine and tumble dryer. Double glazed window to side aspect.

GROUND FLOOR BEDROOM THREE

10' 5" x 8' 10" (3.17m x 2.69m)

Cupboard, radiator.

FIRST FLOOR LANDING

Eve storage cupboard.



BEDROOM ONE

12' 0" x 10' 9" (3.65m x 3.27m)

Double glazed window to front aspect. Cupboard housing wall mounted boiler, radiator.

EN-SUITE BATHROOM

11' 6" x 8' 11" (3.50m x 2.72m)

Panelled bath with centre taps, walk-in shower cubicle, low level WC and vanity wash hand basin with cupboard under. Double glazed window to side aspect.

BEDROOM TWO

10' 8" x 8' 10" (3.25m x 2.69m)

Double glazed window to side aspect, radiator.

EXTERIOR

FRONT

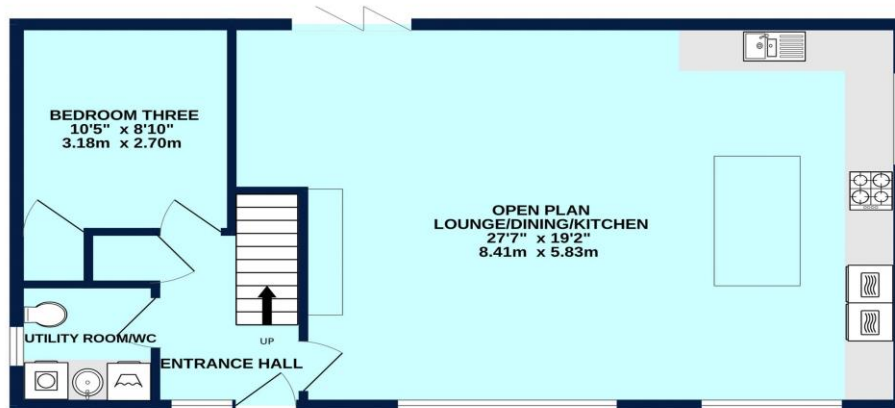
Block paved driveway providing parking for several vehicles. Pathway leading to entrance door.

REAR

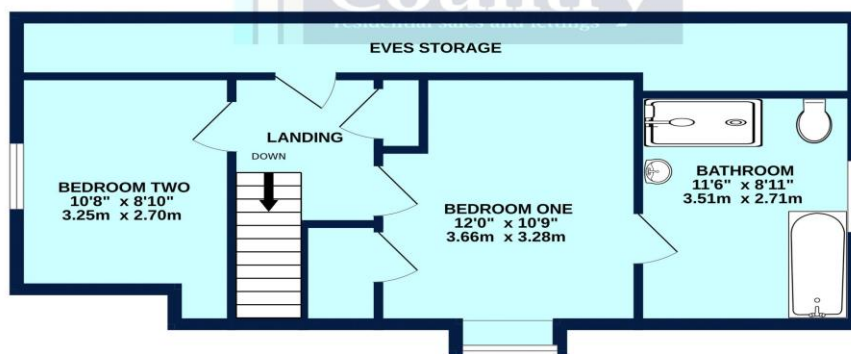
Commencing with paved area with remainder laid to lawn. Detached garage with up and over door. Courtesy door and window.



GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



MILL STREET

TOTAL FLOOR AREA: 1223 sq.ft. (113.6 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		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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