

**Silcott Street, Brightlingsea
CO7 0DR
Guide Price £250,000-£260,000
Freehold**





- ESTABLISHED SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FRENCH DOORS TO REAR GARDEN
- GROUND FLOOR CLOAKROOM/UTILITY ROOM
- FITTED KITCHEN
- FOUR PIECE FIRST FLOOR BATHROOM
- BAY FRONTED
- WELL STOCKED REAR GARDEN
- ACCESS TO TOWN CENTRE, MARINA, LIDO & BEACH

****A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOMED TWO RECEPTION SEMI-DETACHED CHARACTER HOME LOCATED IN THIS MOST CONVENIENT LOCATION JUST OFF THE TOWN CENTRE****

With its charm, character and period features this lovely semi-detached house sits close to not only the town centre, but just a stones throw from the Marina, Lido and beach.

On entering the property the living room, with its Bay window, provides a tranquil refuge and the separate dining room/second reception allows for entertaining friends or family engagements.

The kitchen is fitted and has access to a multi use rear lobby which also gives access to a utility/cloakroom.

The first floor has two double bedrooms with bedroom one having a four piece sizeable En-suite bathroom.

Outside the rear garden gives a private feel with an abundance of flowers and planting.



The accommodation with approximate room sizes are as follows:

LIVING ROOM

12' 11" x 11' 4" (3.93m x 3.45m)

Double glazed entrance door. Ceiling rose, coved cornice, stone fire surround inset open fire, (currently has an electric fire in place). Wood laminate flooring, two radiators.

INNER HALL

Recessed light, stair flight to first floor landing.

DINING ROOM/SECOND RECEPTION

12' 10" x 11' 5" (3.91m x 3.48m)

Double glazed French doors to rear garden, ceiling rose, coved cornice. Storage cupboard under stairs, fire surround with inset display fire. Wood laminate flooring, radiator.

KITCHEN

13' 8" x 6' 10" (4.16m x 2.08m)

Double glazed door to garden, double glazed window to side elevation, recessed lighting. Circular bowl sink and matching drainer with mixer tap and cupboards under and wall mounted matching cupboards. Space for dishwasher, stainless steel filter hood over ceramic hob, electric oven and grill inset to tall standing storage unit. Tiled flooring.

REAR LOBBY

7' 5" x 4' 5" (2.26m x 1.35m)

Double glazed window to rear elevation, recessed lighting. Space for washing machine, space for American style fridge/freezer, tall standing storage cupboard. Tiled walls and flooring, radiator.

CLOAKROOM/UTILITY

7' 5" x 4' 5" (2.26m x 1.35m)

Double glazed frosted window to rear elevation, wall mounted cupboard. Low level WC and wash hand basin with mixer tap and vanity storage under. Work top with space for washing machine under. Tiled flooring, radiator.



FIRST FLOOR LANDING

Doors to bedrooms.

BEDROOM ONE

12' 11" x 11' 5" (3.93m x 3.48m)

Double glazed window to rear elevation, wood laminate flooring, radiator.

BATHROOM

13' 4" x 7' 3" (4.06m x 2.21m)

Double glazed frosted window to side elevation, recessed lighting. Low level WC, wash hand basin with mixer tap inset to vanity unit under, double shower unit with shower and screen and freestanding bath with mixer taps. Heated towel radiator.

BEDROOM TWO

12' 11" x 11' 8" (3.93m x 3.55m)

Double glazed window front elevation, wood laminate flooring, radiator.

FRONT GARDEN

Paved pathway leading to entrance door. Well stocked flower beds behind a red brick boundary wall and wooden access gate. Side access.

REAR GARDEN

Beautifully laid out with stone and shingle areas with inset paving slabs. Well stocked established flower beds and borders. Further rear paved patio area. Timber shed and aluminium/glazed greenhouse.

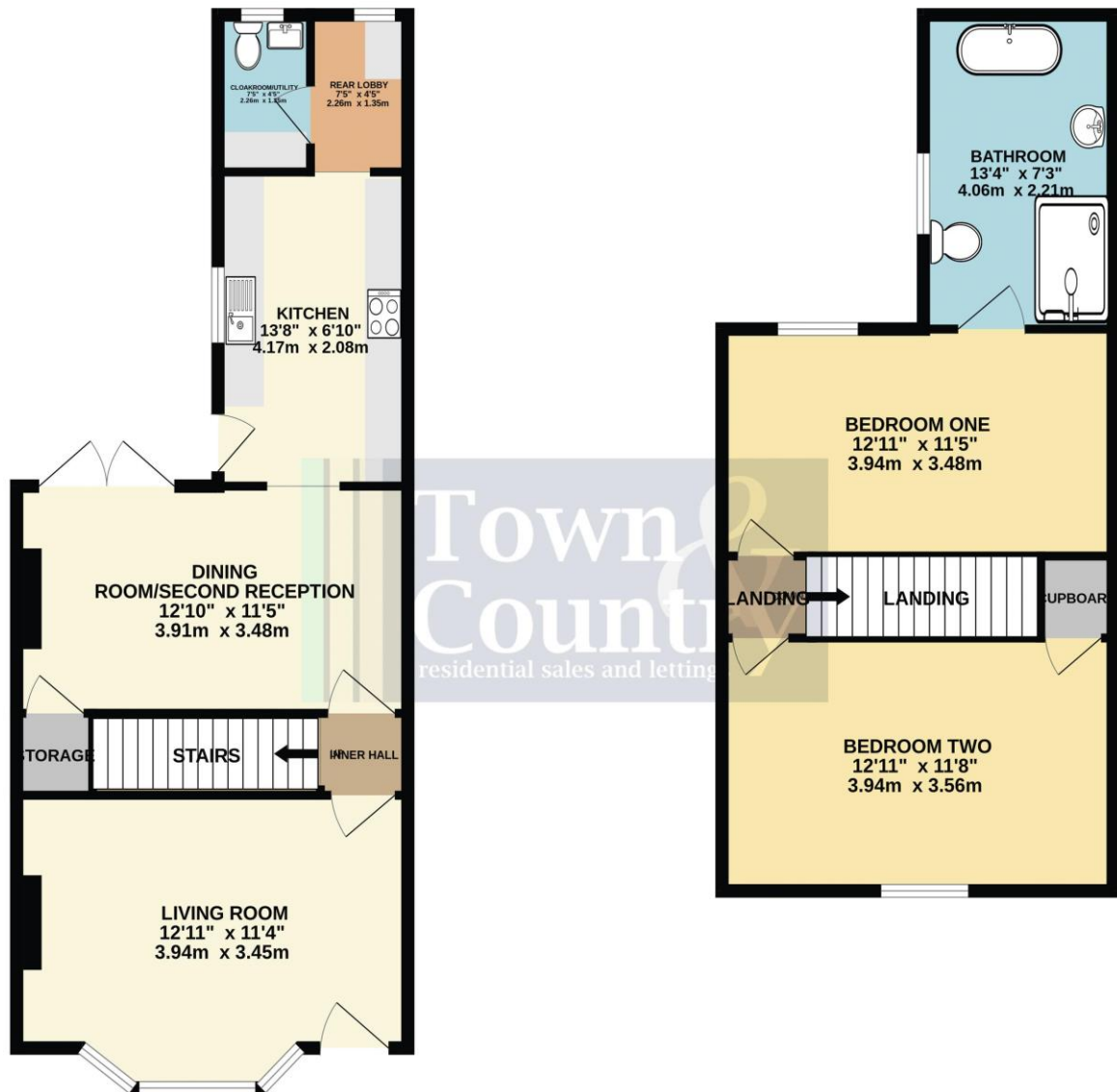




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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