

**Victoria Place, Brightlingsea  
CO7 0EB  
Offers in the Region Of £180,000  
Leasehold**





- DUPLEX MAISONETTE
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- TOWN CENTRE LOCATION
- SEALED UNIT DOUBLE GLAZING
- GAS CENTRAL HEATING
- CLOAKROOM AND BATHROOM
- 15FT KITCHEN/DINING ROOM
- 16FT LIVING ROOM
- VIEWING ADVISED

#### CENTRAL HIGH STREET LOCATION

DECEPTIVELY SPACIOUS TWO BEDROOM MAISONETTE OVER TWO FLOORS LOCATED IN THE HEART OF BRIGHTLINGSEA

The property benefits from own private entrance and allocated parking, 16ft lounge, 15ft kitchen/diner, two double bedrooms, cloakroom and bathroom.

Positioned in the heart of Brightlingsea and conveniently located close to public transport and local amenities.

A LARGE DUPLEX APARTMENT THAT WOULD MAKE A GREAT FIRST TIME BUY OR POTENTIAL RENTAL



The accommodation with approximate room sizes are as follows:

#### ENTRANCE LOBBY

Double glazed frosted entrance door. Recessed lighting, wall mounted gas boiler, staircase to first floor.

#### FIRST FLOOR LANDING/HALLWAY

Radiator, stairs to second floor and access to:

#### KITCHEN/DINER

15' 1" x 14' 3" (4.59m x 4.34m)

Sealed unit windows to two elevations, radiator. Single bowl composite sink unit inset to work top with cupboards under, a range of cupboards drawers and units with adjacent wooden work tops, wall mounted matching cupboards. Filter hood over a Bosch induction hob, electric Miele electric oven under. Space for washing machine, space for fridge/freezer, tall standing storage unit, laminate flooring.

#### INNER LOBBY

4' 6" x 3' 2" (1.37m x 0.96m)

Understairs storage cupboard. Access to:

#### CLOAKROOM

7' 4" x 4' 6" (2.23m x 1.37m)

Recessed lighting, drop light switch, electric heated towel radiator, sealed unit frosted window to front elevation. Low level WC with concealed cistern and wash hand basin inset to vanity unit with storage under. Wall mounted vanity units with courtesy lighting.

#### LIVING ROOM

16' 5" x 11' 5" (5.00m x 3.48m)

Sealed unit windows to two elevations, storage alcove, laminate flooring, radiator.



### **SECOND FLOOR LANDING**

Two double glazed Velux style and picture windows to one elevation, built-in shower cubicle with shower unit, screen door and tiled splash backs, access to loft space.

### **BEDROOM ONE**

16' 3" x 9' 0" (4.95m x 2.74m)

Sealed unit windows to two elevations, Velux style window, laminate flooring, radiator.

### **BEDROOM TWO**

11' 9" x 10' 9" (3.58m x 3.27m)

Sealed unit window and Velux window to one elevation, laminate flooring, radiator.

### **BATHROOM**

9' 0" x 6' 10" (2.74m x 2.08m)

Velux window to one elevation, electric heated towel radiator. Low level WC, pedestal wash hand basin and panel bath with mixer tap shower spray and tiled splash back. Built-in airing cupboard.

### **EXTERIOR**

Allocated parking space (permit controlled).

### **LEASE LENGTH/SERVICE CHARGES**

Lease Remaining: 963 years

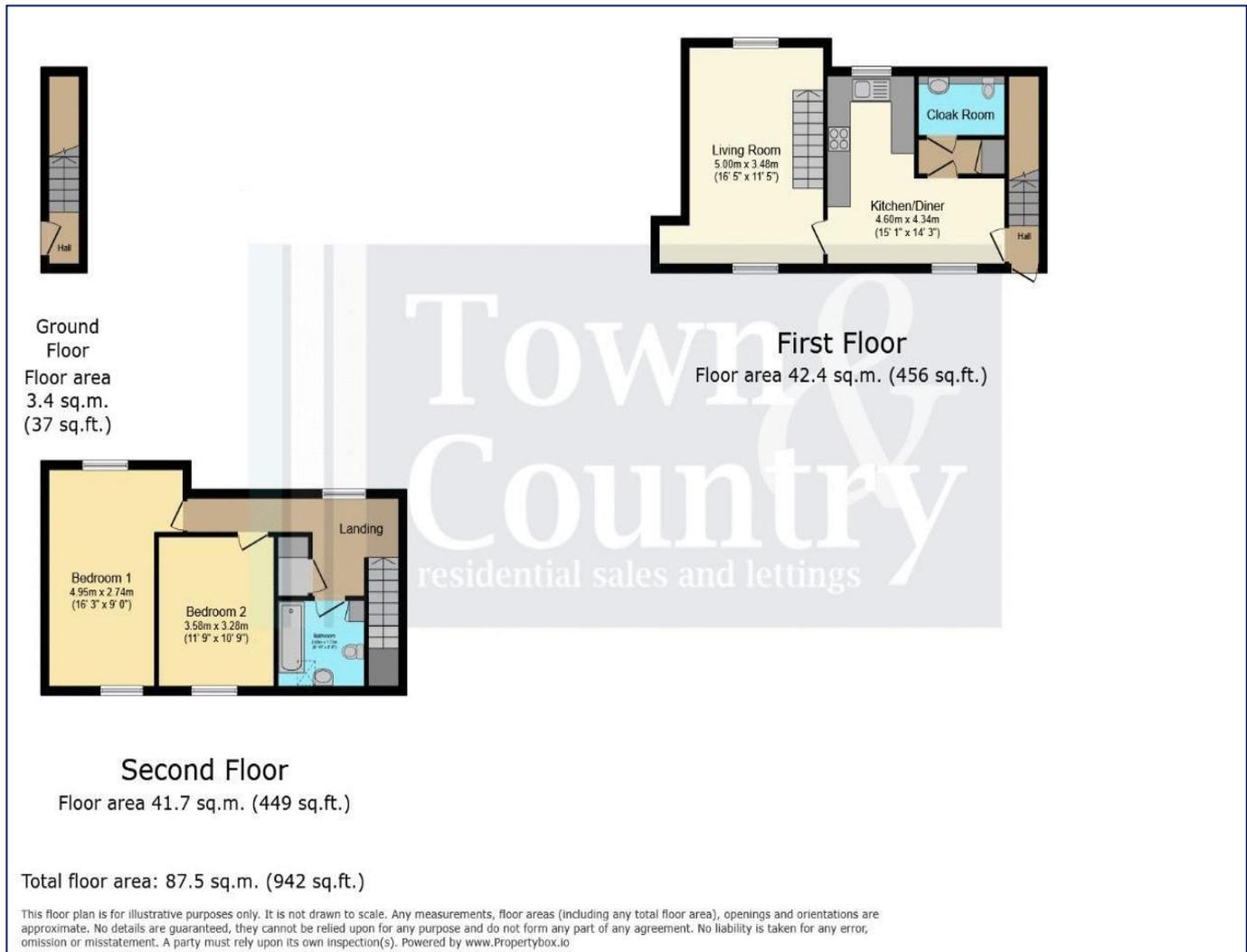
Lease Length: 999 years from 1st January 1989

Service charge Approximately £1,000 per annum

Ground Rent: Approximately £150 per annum







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