

**Windsor Court, Brightlingsea  
CO7 0QB  
Offers in Excess of £305,000 Freehold**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- **SUPER SEMI-DETACHED CHALET**
- **REFURBISHED KITCHEN/DINING ROOM**
- **COSY LOUNGE**
- **FAMILY SHOWER ROOM & CLOAKROOM**
- **TWO DOUBLE BEDROOMS & SCOPE FOR EASY GARAGE CONVERSION**
- **TUCKED AWAY IN A CUL-DE-SAC POSITION**
- **REQUESTED LOCATION JUST MINUTES WALK TO THE TOWN CENTRE SHOPS**
- **SHORT STROLL TO THE WATERFRONT**
- **SOUTH FACING GARDEN**
- **IMMEDIATE VIEWING RECOMMENDED**

## LOCATION LOCATION!

### SHOPS AND WATERFRONT ON YOUR DOORSTEP

Perfectly positioned in a quiet Cul-de-Sac just a very short walk to the bustling Town centre of Brightlingsea and a stroll to the waterfront.

Tucked away, is this spacious and versatile semi-detached home, with recently refurbished kitchen/dining room, cosy lounge, good sized bedrooms, family shower room and ground floor cloakroom PLUS scope to EASILY CONVERT THE GARAGE INTO LIVING SPACE.

The SOUTH FACING GARDEN, which is completely unoverlooked, is a real highlight.

A LOVELY HOME POSITIONED IN A SUPER SPOT THAT'S JUST OFF THE HIGH STREET



The accommodation with approximate room sizes are as follows:

**ENTRANCE HALL**

**LOUNGE**

16' 2" x 11' 4" (4.92m x 3.45m)

**KITCHEN/DINER**

16' 2" x 11' 4" (4.92m x 3.45m)

**CLOAKROOM**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13' 2" x 9' 8" (4.01m x 2.94m)

**BEDROOM TWO**

12' 7" x 10' 2" (3.83m x 3.10m)

**FAMILY SHOWER ROOM**

**EXTERIOR**

**FRONT**

Off road parking, driveway to garage

**REAR**

Unoverlooked and private south facing low maintenance courtyard style space.

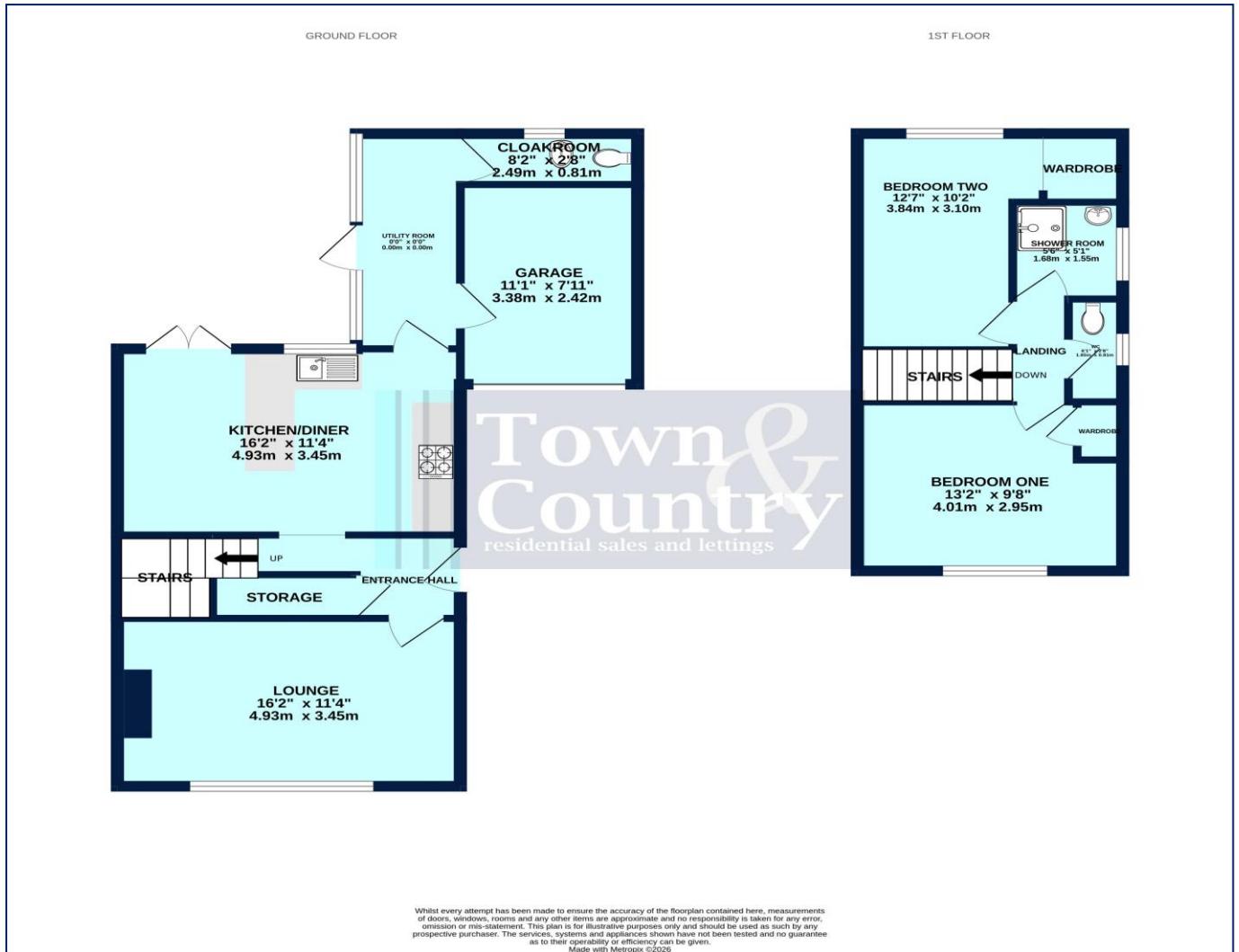
**GARAGE**

Personel door leading to the rear lobby

**AGENT'S NOTE**

A versatile home with further scope to convert the garage (stp).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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 impression or plans of the property.