Middleton Mews, Brightlingsea
CO7 0FZ
£250,000 Freehold

Town & Country
residential sales and lettings







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





- **MODERN MID-TERRACED HOUSE**
- **TWO BEDROOMS**
- **GROUND FLOOR CLOAKROOM**
- **FITTED KITCHEN**
- **IDEAL YOUNGER FAMILY/FIRST TIME PURCHASE**
- **STYLISH FIRST FLOOR BATHROOM**
- **IMMACULATELY PRESENTED**
- **CLOSE TO MARINA, BEACH, LIDO, SCHOOLING AND TOWN CENTRE**
- **APPROX 45FT REAR GARDEN**
- **ALLOCATED OFF ROAD PARKING**

A chance to purchase this stylish two double bedroom home that is beautifully decorated and ready to move into.

Located on the ever popular and well requested Hopkins Homes Colne Meadow development, this contemporary property offers comfortable, low-maintenance living and a super south facing rear garden.

Highlights include a bright lounge/diner overlooking the garden, modern kitchen, family bathroom and a ground floor cloakroom.

Two allocated off-road parking spaces for convenience compliment this home and 5/6 years are remaining on the NHBC warranty for peace of mind purchasing.

A BRILLANT HOME THAT WOULD APPEAL TO FIRST TIME BUYERS AND DOWNSIZERS A LIKE.

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
9' 7'' x 3' 10'' (2.92m x 1.17m)
Double glazed frosted entrance door, stair flight to first floor landing. LVT flooring, radiator.

LOUNGE/DINER
15' 1'' x 11' 11'' (4.59m x 3.63m)
Double glazed window and door to garden, walk-in storage cupboard under stairs. LVT flooring, radiator.

KITCHEN
9' 3'' x 7' 5'' (2.82m x 2.26m)
Double glazed window to front elevation. Stainless steel single drainer sink unit inset to work top with mixer tap and cupboards under. Range of floor standing cupboards and drawers with adjacent work tops and wall mounted matching cupboards. Concealed gas boiler, space for washing machine, space for fridge/freezer. Stainless steel filter hood over gas hob and electric oven under. Tiled splash backs and tiled flooring.

CLOAKROOM
6' 0'' x 2' 10'' (1.83m x 0.86m)
Extractor Fan. Low level WC and pedestal wash hand basin with mixer tap, tiled splash backs. LVT flooring, radiator.





FIRST FLOOR LANDING

Access to loft space, built-in linen cupboard with radiator.

BEDROOM ONE

12' 4'' x 10' 9'' (3.76m x 3.27m)

Double glazed window to rear elevation, double built-in wardrobe cupboard, radiator.

BEDROOM TWO

10' 7'' x 7' 9'' (3.22m x 2.36m)

Double glazed window to front elevation, radiator.

BATHROOM

6' 8'' x 6' 0'' (2.03m x 1.83m)

Extractor fan, double glazed frosted window to front elevation, drop light switch. Low level WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap shower spray and shower screen. Part tiled walls and tiled flooring, heated towel radiator.

FRONT GARDEN

Open plan with miniature hedging, lawned area, paved pathway leading to entrance door.

REAR GARDEN

Extending to approximately 45ft. Paved patio area and pathway, fenced. Predominantly laid to lawn, timber shed, outside water tap and rear access to parking.

PARKING

There is allocated parking to the rear of the property with shingle area.

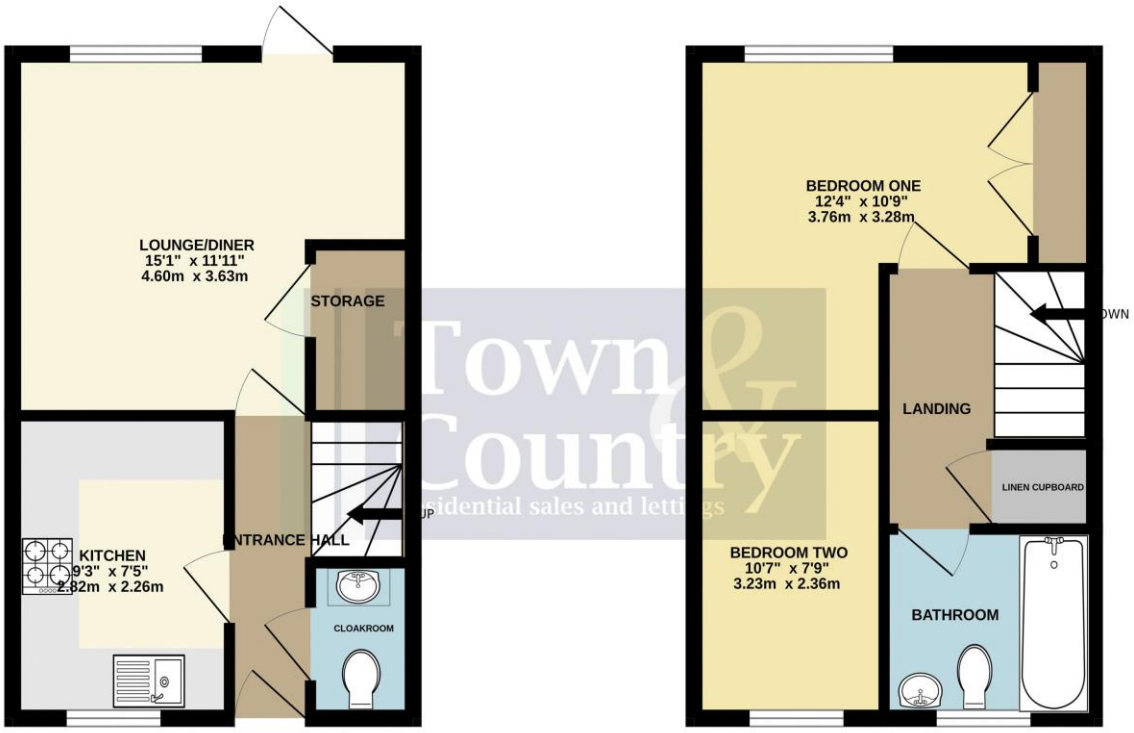
AGENT'S NOTE:

We understand the development carries a service charge of approximately £135.00 per annum.

Town & Country
residential sales and lettings

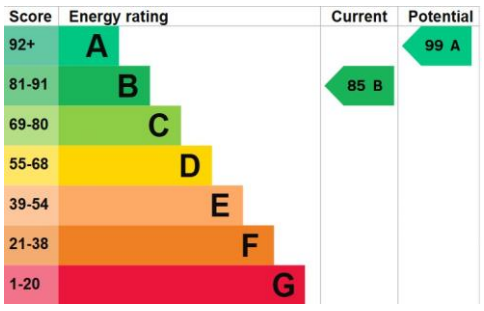
GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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.
Made with Metropix ©2026



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.

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