

**Waterside, Brightlingsea
CO7 0FX
£250,000 Leasehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **THREE BEDROOMS**
- **DUPLEX APARTMENT**
- **EN-SUITES TO ALL BEDROOMS**
- **OPEN PLAN KITCHEN/LIVING/DINING ROOM**
- **VERSATILE ACCOMMODATION**
- **LUXURY APARTMENT**
- **WATERFRONT LOCATION**
- **TWO PARKING SPACES**
- **CLOSE TO AMENITIES**
- **NO ONWARD CHAIN**

*****WATERSIDE MARINA*****

Three Bedroom Duplex Apartment offering impressive space and luxury whilst occupying a sought after location within easy reach of Brightlingsea's local amenities and just a short stroll to the waterfront.

All three bedrooms benefit from En-suite bath or shower room. The accommodation comprises of lounge, large breakfast room/kitchen with fitted appliances. In addition, there is gas central heating and double glazing.

The Shipyard makes up part of the popular marina development with shops and wine bar, local schools and supermarkets are also close by.

The property also benefits from two parking spaces and is offered with NO ONWARD CHAIN



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, stairs to first floor landing, radiator. Built-in double cupboard.

CLOAKROOM

Low level WC and wash hand basin. Tiled flooring, half tiled walls, radiator.

KITCHEN/LIVING/DINING ROOM

23' 9" x 16' 4" (7.23m x 4.97m)

Views across gardens with distant views of the sea. Stainless steel 1½ bowl sink and drainer inset work top. Range of base, drawer and eye level units. Integrated fridge/freezer, integrated dishwasher, built in oven and 4 ring gas hob with extractor over. Two radiators.

BEDROOM THREE

18' 11" x 14' 7" (5.76m x 4.44m)

Double glazed window and door to Juliet balcony, radiator,

EN-SUITE SHOWER ROOM

Low level WC, pedestal wash hand basin and shower cubicle. Heated towel rail, tiled flooring, radiator.



FIRST FLOOR LANDING

Built in cupboard, doors to:

BEDROOM ONE

16' 3" x 15' 6" (4.95m x 4.72m)

Double glazed door to Juliet balcony and double glazed window, distant sea view, garden view. Radiator, door to:

EN-SUITE SHOWER ROOM

Walk in double shower, wash hand basin and low level WC. Velux style window, heated towel rail, tiled flooring.

BEDROOM TWO

16' 2" x 15' 6" (4.92m x 4.72m)

Double glazed doors to Juliet balcony, radiator, door to:

EN-SUITE BATHROOM

Panelled bath, wash hand basin and low level WC. Heated towel rail, tiled flooring.

EXTERIOR

The property enjoys use of a communal garden which is tastefully designed with artificial lawn areas, raised flower beds and feature patio areas. Short walk to the waterfront.

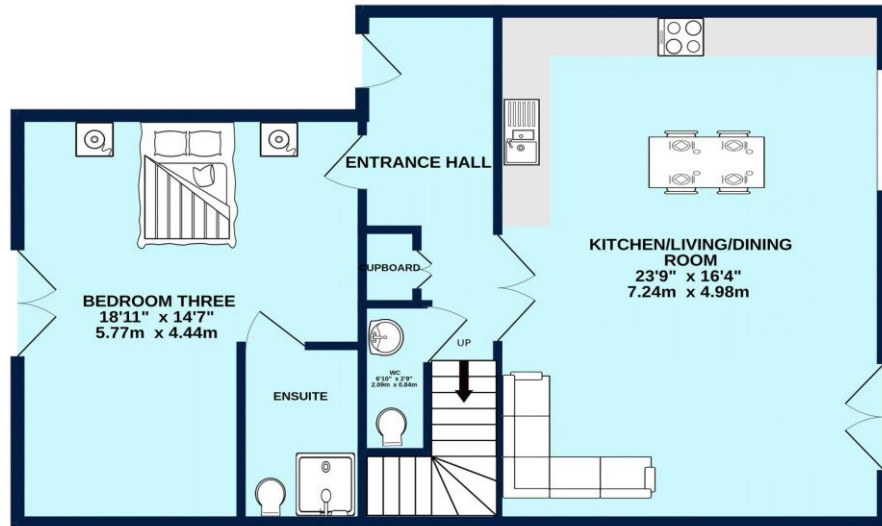
There is also secure underground parking for two vehicles.



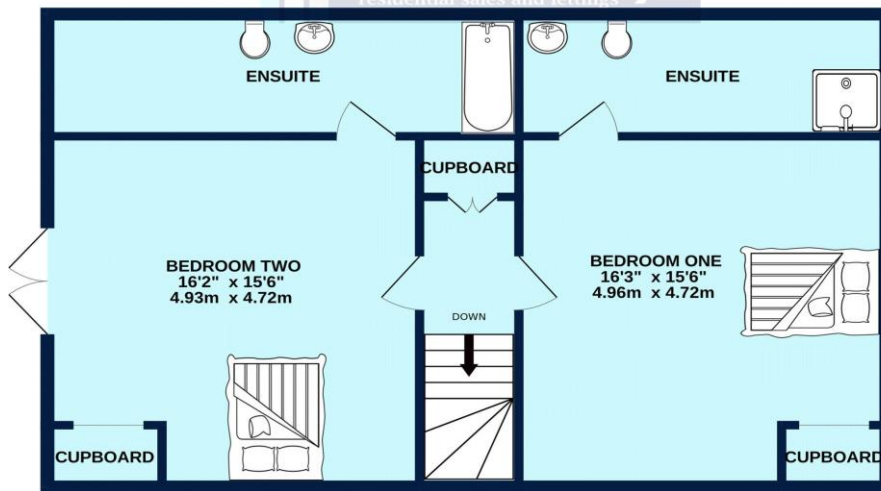


Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

800 sq.ft. (74.3 sq.m.) approx.



779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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