

**Pyefleet Close, Brightlingsea
CO7 0LL
£310,000 Freehold**

Town & Country
residential sales and lettings



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



- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- OPEN PLAN FITTED KITCHEN
- LOUNGE/DINER
- PATIO DOORS TO REAR GARDEN
- GAS CENTRAL HEATING
- WELL PRESENTED
- NO ONWARD CHAIN
- CLOSE TO TOWN CENTRE, MARINA, LIDO & BEACH
- GARAGE & OFF STREET PARKING

**** A TRULY IMMACULATE TWO DOUBLE BEDROOM DETACHED BUNGALOW LOCATED ON THE WELL REPUTED MANOR DEVELOPMENT****

This conveniently located property offers both lateral living whilst benefitting from access to the town centre, Marina, Lido and beach.

The internal accommodation has been improved, with a recently installed fitted contemporary kitchen, with appliances and open plan access to a lounge/diner with a light and airy feel. The bathroom is set out with a walk in bath for ease and there are also two double bedrooms to the rear of the residence overlooking the rear garden.

Outside the front garden is open plan with off road parking leading to the garage. The rear garden extends to approximately 30ft and offers side access.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Double glazed frosted entrance door, built-in meter cupboard, built-in cloaks cupboard, built-in boiler cupboard (housing wall mounted gas boiler), LVT flooring.

LOUNGE/DINER

20' 5" x 18' 10" (6.22m x 5.74m)

'L' shape. Two double glazed windows to front elevation, double glazed window to side elevation. two radiators, wall mounted electric fire. Open plan to kitchen.

KITCHEN

9' 10" x 8' 9" (2.99m x 2.66m)

Double glazed window to side elevation, double glazed door to side. Single bowl sink unit mixer tap with cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops. Wall mounted matching units, filter hood over a four ring hob with inset electric oven to a tall standing storage unit. Integrated washing machine and integrated freezer. Tiled splash backs, wood effect tile flooring.

BEDROOM ONE

13' 1" x 10' 3" (3.98m x 3.12m)

Double glazed window and double glazed patio doors to garden, radiator.

BEDROOM TWO

13' 0" x 8' 3" (3.96m x 2.51m)

Double glazed window to rear elevation, radiator.

BATHROOM

6' 5" x 5' 9" (1.95m x 1.75m)

Recessed lighting, double glazed frosted window to side elevation. Low level WC with inset cistern, wash hand basin with mixer tap and cupboard under, walk in bath. Heated towel radiator, tiled walls.



FRONT GARDEN

Open plan front area laid mainly to lawn with patterned concrete pathways and side access. Block paved driveway providing off street parking and leading to garage.

GARAGE

18' 3" x 8' 2" (5.56m x 2.49m)

Up and over door, power and lighting, personal door to garden.

REAR GARDEN

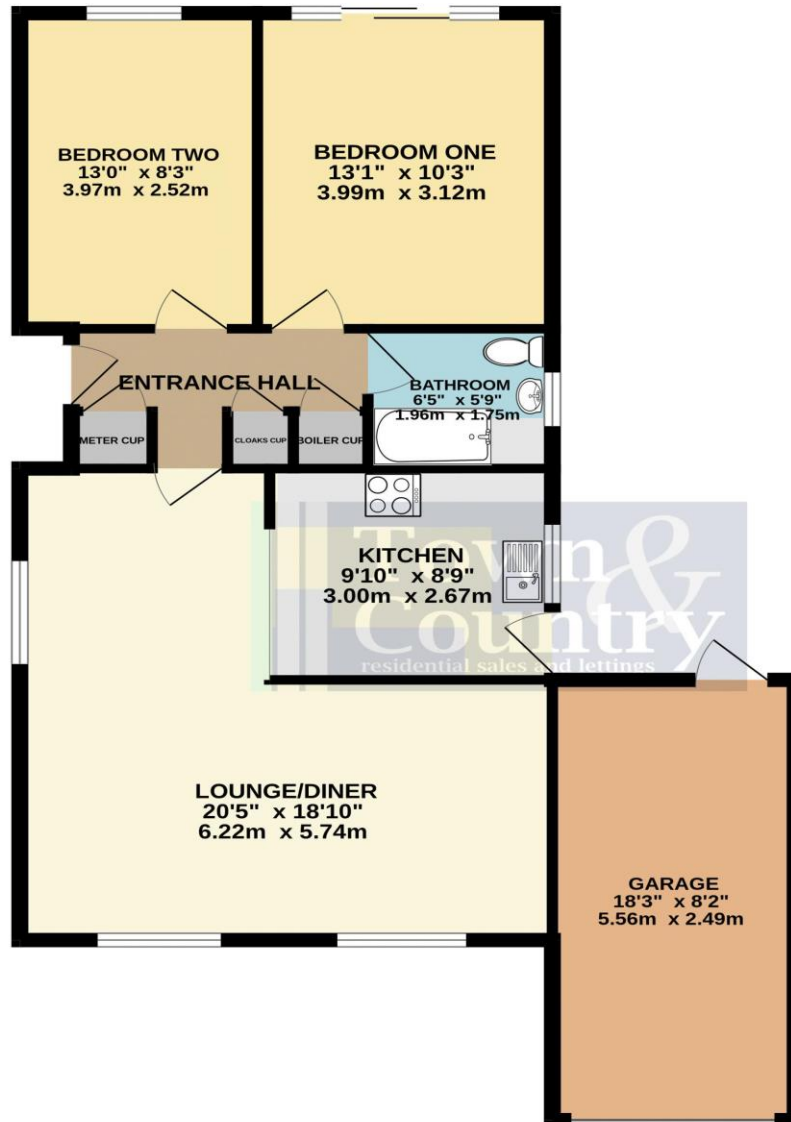
Extending to approximately 30ft. Patterned concrete pathways, laid mainly to lawn, flower beds and side gate to front.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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