

**Spring Chase, Brightlingsea
CO7 0JR
£172,500 Share of Freehold**

**Town &
Country**
residential sales and lettings



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



- NO CHAIN
- GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- ONE LEVEL LIVING
- SHARE OF FREEHOLD
- OFF ROAD PARKING
- GARDEN
- ACCESS TO TOWN, MARINA AND FACILITIES

CHAIN FREE

WELL PROPORTIONED TWO BEDROOM GROUND FLOOR MAISONETTE (with share of freehold).

THERE IS LOTS ON OFFER in this well located property and it is ready to move into with fitted kitchen, living room, bathroom, PLUS off road parking and good sized outside space, only short stroll to the Town Centre and Marina.

MUST BE VIEWED.



The accommodation with approximate room sizes are as follows:

ENTRANCE LOBBY

2' 8" x 2' 8" (0.81m x 0.81m)

Double glazed frosted entrance door, tiled walls, tiled flooring.

KITCHEN

9' 11" x 8' 3" (3.02m x 2.51m)

Double glazed window to one elevation, concealed wall mounted gas boiler. Stainless steel single drainer sink unit with mixer tap and cupboards under, range of floor standing cupboards, drawers and units with adjacent work tops, wall mounted matching units, built in storage cupboard. Filter hood over a four ring gas hob, electric oven under, space for fridge/freezer, space for washing machine, tiled flooring.

LIVING ROOM

12' 8" x 10' 10" (3.86m x 3.30m)

Two double glazed windows to one elevation, wall mounted thermostat, wood laminate flooring, radiator.

BEDROOM ONE

11' 2" x 9' 5" (3.40m x 2.87m)

Double glazed bay window to one elevation, ceiling rose, radiator.

BEDROOM TWO

9' 7" x 5' 11" (2.92m x 1.80m)

Double glazed window to one elevation, built-in storage cupboard (with window), radiator.

BATHROOM

7' 10" x 4' 5" (2.39m x 1.35m)

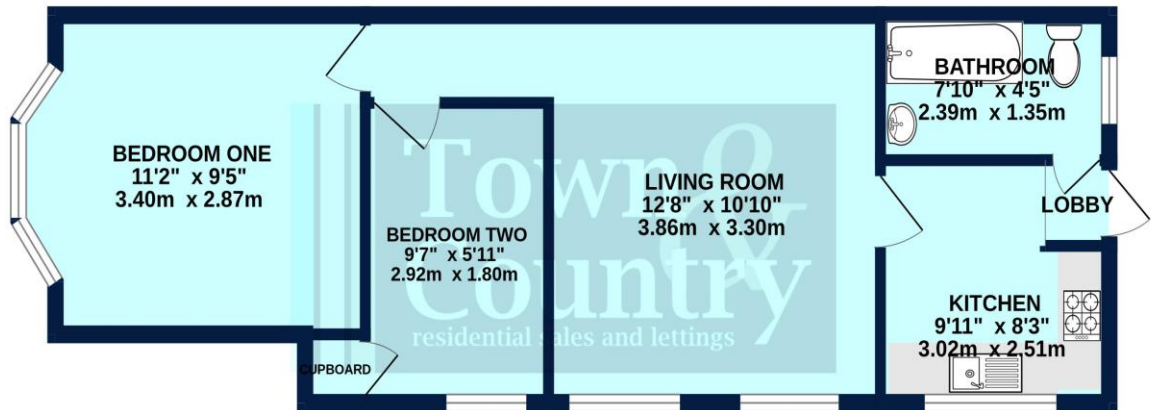
Double glazed frosted window to one elevation, heated towel radiator. Low level WC, wash hand basin with mixer tap and vanity cupboard under and panelled bath. Tiled splash backs and tiled flooring.

GARDEN

Paved patio area, established raised flower borders, pergola, continuing to side area where there is a lawned area and timber shed. Gate giving access to off road parking.



GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	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.

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