Brian House Court, Brightlingsea
CO7 0FL
Guide Price £82,000 TO £235,000
Leasehold







9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **CUL-DE-SAC LOCATION**
- **FIRST FLOOR MAISONETTE**
- **TWO BEDROOMS**
- **OPEN PLAN LIVING/KITCHEN/DINING ROOM**
- **FAMILY BATHROOM**
- **SHARED OWNERSHIP SCHEME AVAILABLE**
- **GARAGE**
- **DRIVEWAY FOR TWO VEHICLES**
- **ENCLOSED GARDEN**
- **CONVENIENT LOCATION**

IMMACULATE SELF-CONTAINED MAISONETTE

This well presented two bedroom coach house is part of a contemporary Hopkins Home development, offering the added advantages of off-road parking for two vehicles, a private garden and a garage.

Conveniently situated, this residence is within easy reach of the popular Waterside Marina and Promenade, Beach, Lido, schooling and the all important town centre with all the facilities that Brightlingsea has to offer.

The accommodation is set out mainly on the first floor and consists of entrance lobby (on the ground floor), hallway/landing, open plan living/kitchen/dining area, two bedrooms and a bathroom.

Outside, there is a front garden with a driveway and access to both a garage and also an enclosed garden.

SHARED OWERSHIP SCHEME AVAILABLE

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The accommodation with approximate room sizes are as follows:

ENTRANCE LOBBY
Double glazed entrance door. Stair flight to first floor landing, radiator.

HALLWAY/LANDING
Double glazed window to rear elevation, built-in storage cupboard, radiator.

LIVING/KITCHEN/DINING ROOM
18' 2'' x 15' 5'' (5.53m x 4.70m)
Two double glazed Velux style windows to rear elevation, double glazed window to front elevation. One and a quarter bowl inset sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops. Stainless steel filter hood over a four ring gas hob, with electric oven under. Space for washing machine, space for dishwasher, space fridge/freezer. Wood laminate flooring, two radiators.

BEDROOM ONE
11' 6'' x 11' 1'' (3.50m x 3.38m)
Double glazed window to front elevation, built-in wardrobe cupboard, radiator.

BEDROOM TWO
11' 1'' x 7' 5'' (3.38m x 2.26m)
Double glazed window to front elevation, built-in boiler cupboard housing wall mounted Vaillant gas boiler, radiator.

BATHROOM
7' 3'' x 6' 8'' (2.21m x 2.03m)
Extractor fan, double glazed frosted window to rear elevation. Low level WC, pedestal wash hand basin with mixer tap and panel bath with hand grips and mixer tap shower spray and shower screen. LVT flooring, radiator.




FRONT GARDEN

Open plan with paved pathway and easy maintenance shingle borders. Tarmacadam driveway with access to garage.

PRIVATE GARDEN

17' 5'' x 11' 2'' (5.30m x 3.40m)
Accessed via wooden gate. Enclosed by fencing with paved area and outside water tap.

GARAGE

16' 5'' x 10' 2'' (5.00m x 3.10m)
Up and over door, power and lighting connected.

AGENT'S NOTES/LEASE DETAILS

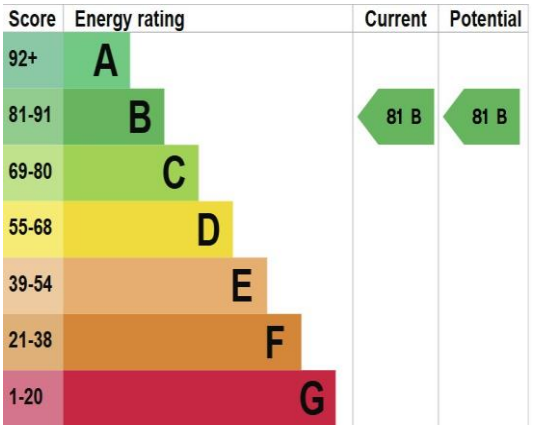
Lease Length: 99 years
Lease Left: 89 years
Service Charge: £601.56 pa
Ground Rent: Included in Service Charge

Shared Ownership:
The current owners have a 35% stake in the property.
A new buyer can pay the full amount or purchase a percentage based upon affordability, subject to terms and conditions.
A rent will be charged for the remaining amount based upon the percentage share purchased.
The current owners presently pay £371.40 in rent and £50.13 service charge PCM.



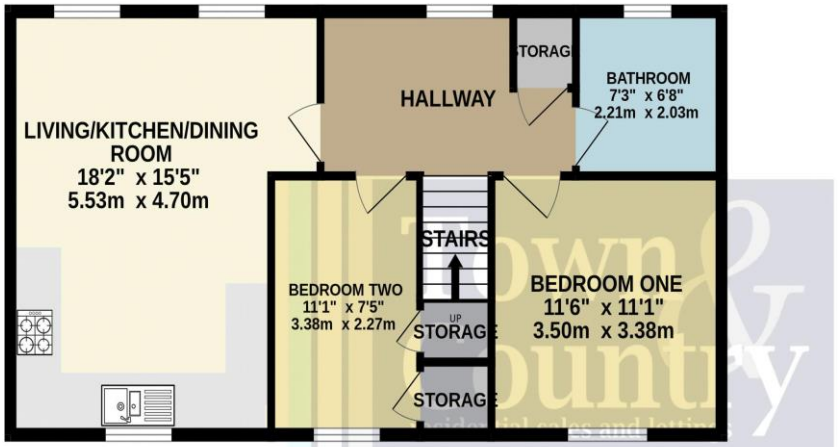


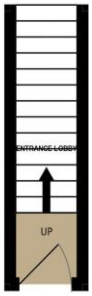




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TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

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.
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