



**Town & Country**  
residential sales and lettings

**Richard Avenue, Brightlingsea, CO7 0LP**  
**Guide Price £440,000 Freehold**

**Town & Country**  
residential sales and lettings

Coming to the market for the first time in 25 years is this very rare opportunity to purchase an incredibly well maintained spacious and versatile family home with over 23100sq ft of living accommodation set over two floors.

DISCERNING BUYERS WITH VISION AND AN EYE FOR DETAIL AND IMPROVEMENT  
SHOULD VIEW THIS HOME.

A splendid property with so much potential, currently configured on the ground floor with large entrance hallway, 22ft x 23ft L shaped dual aspect reception room, kitchen and utility, bedroom and wet room, 20ft conservatory overlooking the rear garden, study and attached garage.

On the first floor is enormous scope to create further bedrooms and En-suites in the existing footprint. An impressive sized landing along with two huge bedrooms, one with walk-in wardrobe and En suite bathroom, the other with a sizeable eves storage area, could be easily re imagined to create extra bedrooms if required without compromising on space. Also located on the first floor is the family bathroom.

Re-configuration for updated modern living would be relatively easy to do with the existing footprint with the minimum of disruption.

Shielded by mature privacy hedging from the road, and a well stocked wrap around garden, also adds to the appeal of this family residence as does plenty of off road parking to the front and a double length garage.

Although this home could be easily enjoyed as is, it really does lend itself to being improved and re-modelled to create the most wonderful family home in a smashing part of Brightlingsea Town, which is literally a few minutes walk to the bustling Town Centre shops, eateries and of course the gorgeous Marina, beaches and restaurants by the sea.

RIPE FOR IMPROVEMENT, HUGE POTENTIAL AND A BRILLIANT LOCATION.  
A VERY RARE OPPORTUNITY.



**Richard Avenue, Brightlingsea, CO7 0LP**

## GROUND FLOOR

### ENTRANCE HALL

### L SHAPED SITTING/DINING ROOM

23' 7" x 22' 11" (7.18m x 6.98m)

### KITCHEN

15' 0" x 9' 8" (4.57m x 2.94m)

### UTILITY ROOM

## CONSERVATORY

20' 10" x 9' 4" (6.35m x 2.84m)

### STUDY

8' 7" x 7' 0" (2.61m x 2.13m)

### BEDROOM THREE

15' 9" x 9' 11" (4.80m x 3.02m)

### WET ROOM

## FIRST FLOOR

### FIRST FLOOR LANDING

### BEDROOM ONE

15' 10" x 15' 0" (4.82m x 4.57m)

### WALK-IN WARDROBE

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

16' 5" x 11' 11" (5.00m x 3.63m)

## BATHROOM

11' 4" x 10' 8" (3.45m x 3.25m)

## EXTERIOR

### FRONT

Off road parking for numerous vehicles.

### REAR

Wrap around garden.

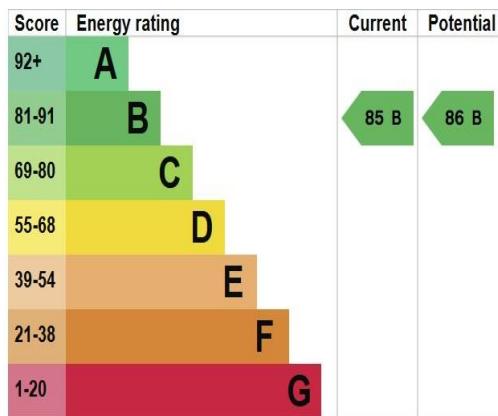


Town & Country  
residential sales and letting



Town & Country  
residential sales and letting

Richard Avenue, Brightlingsea, CO7 0LP











Total area: approx. 215.0 sq. metres (2314.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @motechout | [www.motechphoto.co.uk](http://www.motechphoto.co.uk)  
Plan produced using PlanUp □

Richard Avenue, Brightlingsea



Town & Country  
residential sales and lettings



Town & Country  
residential sales and lettings



Town & Country  
residential sales and lettings



Town & Country  
residential sales and lettings

9 Osbornes Court, Victoria Place  
Brightlingsea, Essex CO7 0EB

Tel: 01206 302288

property@townandcountryresidential.co.uk  
[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)

rightmove ZOOPLA PrimeLocation.com The Property Ombudsman APPROVED CODE DPS OnTheMarket

These sale particulars have been prepared as a general guide and their accuracy is not guaranteed. Room sizes are not to be relied on. A survey has not been carried out nor has the plumbing, heating and electrics or appliances been tested. Floor plans are for illustration purposes only and not to scale. These details do not form any part of any contract. If there are important matters likely to affect your decision to buy, please contact us before viewing this property and seek appropriate legal advice before entering into any contracts to purchase.