



Pyefleet Close, Colchester
Guide Price £350,000 - £375,000

Property Overview

A well-presented three-bedroom semi-detached home, situated in the ever-popular coastal town of Brightlingsea, and offered for sale with no onward chain.

Presented in good decorative order throughout, this attractive home is ready for its new owners to move straight into and enjoy.

The ground floor comprises a welcoming entrance hallway, a bright living room to the front of the property, a separate dining room with sliding doors opening onto the rear garden, and a well-appointed kitchen with further access to the garden.

To the first floor are three well-proportioned bedrooms, served by a family bathroom featuring both a bath and a separate shower.

Outside, the property benefits from an enclosed rear garden, a single garage and driveway parking to the side.

Occupying a popular residential position within easy reach of Brightlingsea's town centre, waterfront and local amenities, this is an excellent opportunity for families, first-time buyers and those looking to enjoy coastal living.





- THREE BEDROOM SEMI DETACHED HOME
- GARAGE AND DRIVEWAY PARKING
- SITUATED IN A SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- IN GOOD DECORATIVE ORDER THROUGHOUT
- VIEWING ADVISED
- GUIDE PRICE £350,000 - £375,000



Property Setting:

Brightlingsea is a popular coastal town on the Essex coastline, renowned for its maritime heritage, picturesque waterfront and thriving sailing community. Offering a blend of seaside charm and modern convenience, it is a sought-after location for families, retirees and commuters alike.

The town offers a wide range of amenities, including independent shops, supermarkets, cafés, restaurants, pubs, healthcare facilities and well-regarded schools. Its marina, beach and waterfront provide excellent opportunities for sailing, coastal walks and outdoor recreation. For commuters, the A120 and A12 are easily accessible, while nearby Alresford and Wivenhoe railway stations provide direct services to London Liverpool Street. Colchester city centre is also within easy reach, offering an extensive range of shopping, leisure and entertainment facilities.

Combining excellent amenities, strong transport links and an attractive coastal setting, Brightlingsea remains one of North Essex's most desirable places to live.

Agents notes:

Tenure - Freehold

Council Tax - C

Services - Mains Gas/Electric/Water/Drainage

Heating - Gas fired radiators

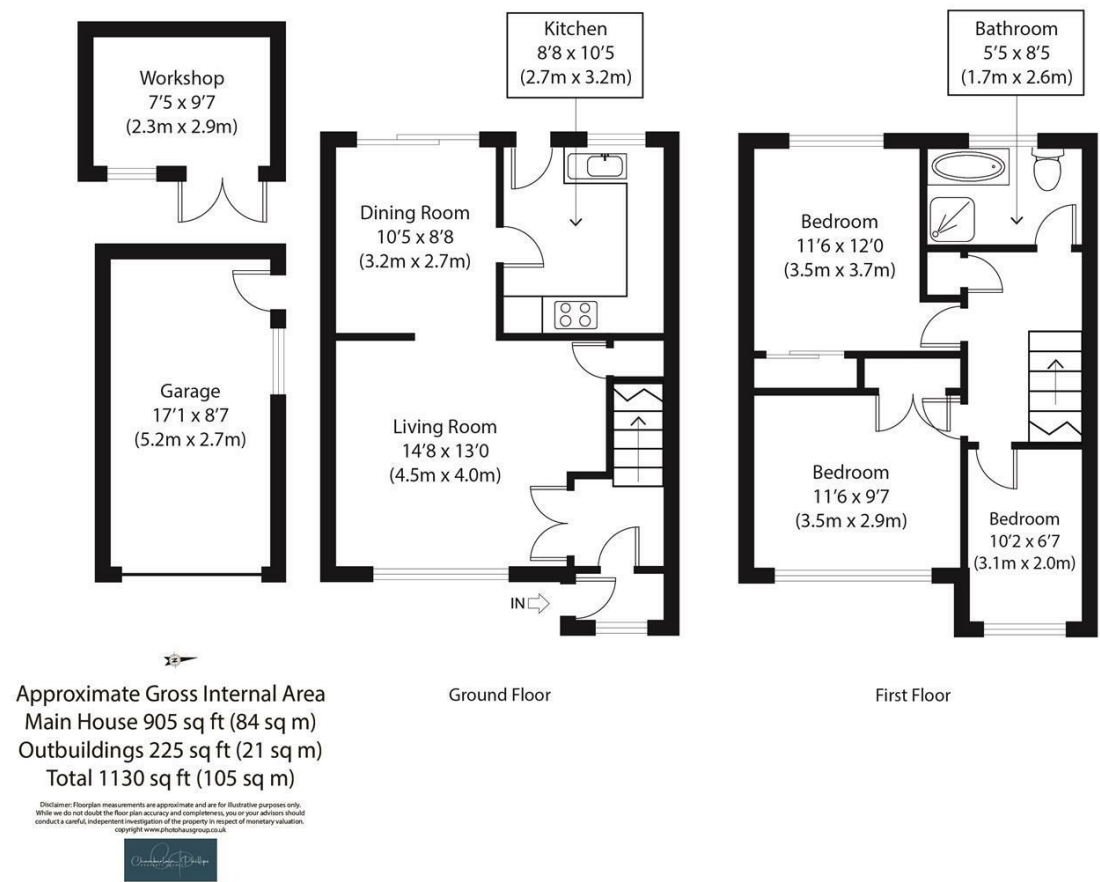
Mobile Availability - All networks are available (Via Ofcom)

Broadband Availability - Superfast is available (Via Ofcom)

Please note: Some images have been digitally staged to illustrate how rooms may look when furnished. They are intended for illustrative purposes only. For an accurate assessment of room sizes and layouts, we recommend an internal inspection.



Floor Plan



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph

