

**Lower Park Road, Brightlingsea  
CO7 0JS  
Guide Price £300,000-£315,000  
Freehold**

**Town &  
Country**  
residential sales and lettings



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- **DETACHED CHALET STYLE BUNGALOW**
- **TWO BEDROOMS**
- **21'7" LIVING ROOM**
- **DINING AREA**
- **UTILITY**

- **GROUND FLOOR FOUR PIECE BATHROOM**
- **FIRST FLOOR WC**
- **MULTI FUEL BURNER**
- **CELLAR**
- **CLOSE TO TOWN CENTRE**

**\*\* A WELL ESTABLISHED TWO BEDROOM CHALET STYLE DETACHED BUNGALOW IN THIS CONVENIENT NON-ESTATE LOCATION CLOSE TO THE TOWN\*\***

A fantastic opportunity to acquire this older style bay fronted character property occupying a prominent position on Lower Park Road.

This unique residence offers generously sized accommodation set out over two floors including utility room, ground floor four piece bathroom, fitted kitchen with central island, good sized dining area with French doors to rear garden. The spacious living room has two bay windows and a feature multi fuel burner.

The first floor leads off the landing with two bedrooms and a separate WC.

The rear garden extends to approximately 60ft with shed and summer house. An unusual feature is a cellar, with access from the rear elevation of the house via a hatch and concrete access steps.

An internal viewing should be made to appreciate the accommodation on offer.



The accommodation with approximate room sizes are as follows:

#### **LOBBY**

5' 6" x 3' 10" (1.68m x 1.17m)

Double glazed entrance door, radiator. Door to utility, bathroom and kitchen.

#### **KITCHEN**

13' 7" x 11' 7" (4.14m x 3.53m)

Double glazed frosted window to side and rear elevations. Circular bowl and drainer sink unit inset to work surface with cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops, wall mounted matching cupboards, central island with storage cupboards under and power points. Space for dishwasher, filter hood over ceramic hob, electric oven under, storage alcove, glazed display unit. Space for fridge/freezer and open to:

#### **DINING AREA**

11' 10" x 10' 2" (3.60m x 3.10m)

Double glazed French doors to rear garden, corner storage cupboards complementing kitchen and walk-in cloaks cupboard, radiator.

#### **LIVING ROOM**

21' 7" x 14' 1" (6.57m x 4.29m) red 12'3

Two double glazed bay windows to front elevation, two radiators, in bay seating with storage drawers under, staircase to first floor landing, feature multi fuel burner and corner unit providing storage/tv unit.

#### **UTILITY ROOM**

4' 8" x 3' 9" (1.42m x 1.14m)

Double glazed window to rear elevation. Wall mounted Vaillant gas fired boiler, work surface with space under for washing machine. Drop light switch, radiator.



### **FAMILY BATHROOM**

10' 7" x 7' 0" (3.22m x 2.13m)

Double glazed frosted window to rear and side elevations. Low level WC with concealed cistern, wash hand basin with mixer tap and pop up waste, vanity cupboard under, panel bath with mixer tap shower spray and oversize corner style shower unit with shower unit to wall and sliding curved screen. Two heated towel radiators.

### **FIRST FLOOR LANDING**

Built-in eaves cupboard, radiator. Doors to:

### **BEDROOM ONE**

10' 9" x 8' 0" (3.27m x 2.44m)

Double glazed Velux style window to one elevation, radiator. Built-in eaves storage cupboards.

### **BEDROOM TWO**

10' 4" x 7' 0" (3.15m x 2.13m)

Double glazed Velux window to one elevation, radiator.

### **WC**

3' 8" x 2' 1" (1.12m x 0.63m)

Low level WC and courtesy light.

### **CELLAR**

External access from the rear garden with hatch and concrete steps to cellar level.

### **FRONT GARDEN**

Block paved area behind a brick boundary wall, side access via wooden gate to rear garden.

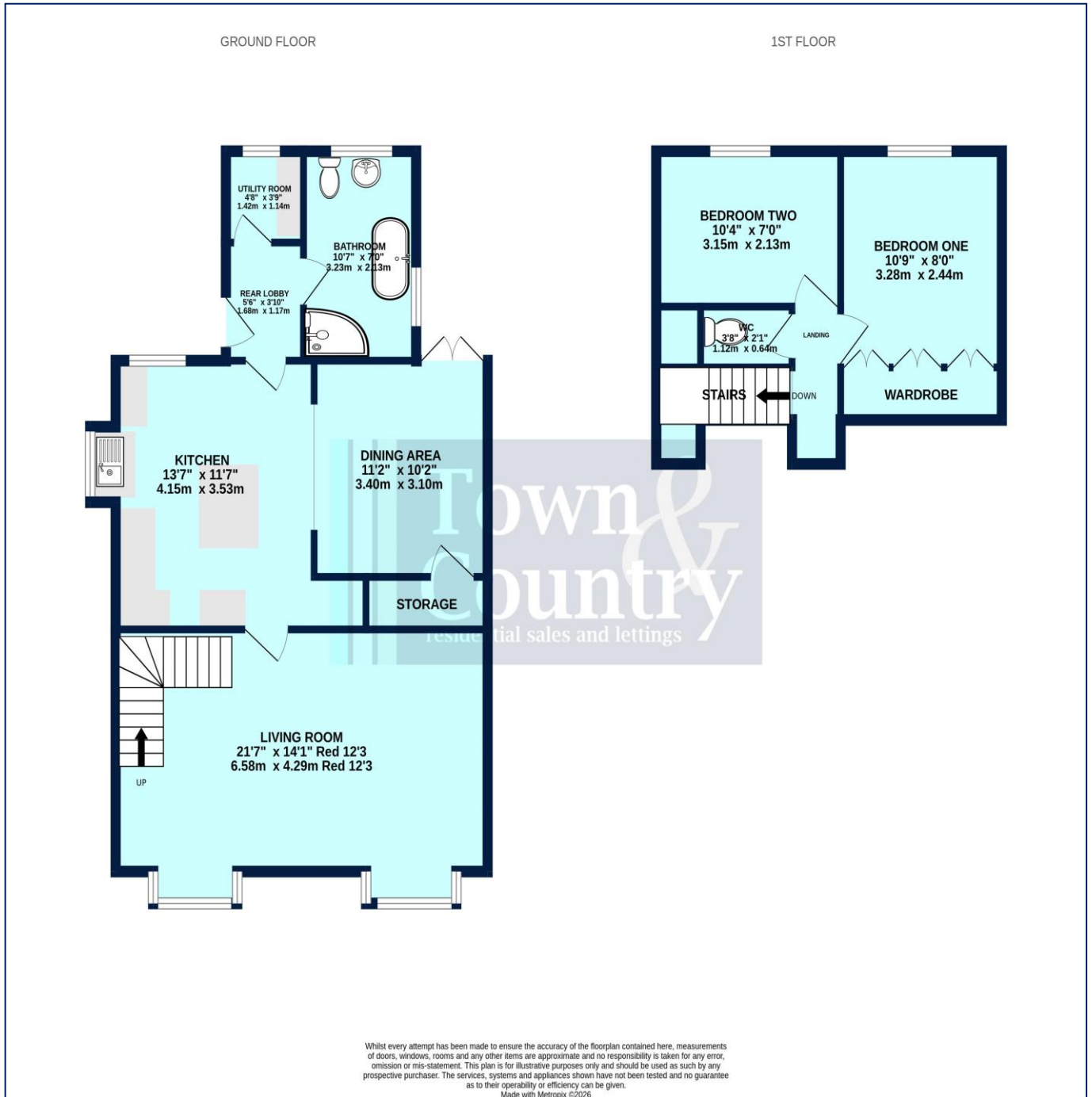
### **REAR GARDEN**

Extending to about 60ft, paved patio area stepping down to lower patio, paved areas, established flower beds and borders, timber shed (with power), timber summer house (with power).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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