

**Sydney Street, Brightlingsea  
CO7 0BG  
£270,000 Freehold**

**Town & Country**  
residential sales and lettings



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- **THREE BEDROOM FAMILY HOME**
- **LARGER THAN AVERAGE COTTAGE**
- **LOUNGE**
- **CONSERVATORY OVERLOOKING GARDEN**
- **DINING AREA**

- **GROUND FLOOR BATHROOM**
- **DOUBLE GLAZING**
- **CENTRAL HEATING**
- **PRIVATE REAR GARDEN**
- **LOCATED CONVENIENTLY THE HEART OF BRIGHTLINGSEA**

**\*\*\*NOT YOUR NORMAL SIZED TERRACE HOUSE! EXTRAORDINARY SPACIOUS THREE BEDROOM COTTAGE - MINUTES WALK FROM TO HIGH STREET & WATERFRONT \*\*\***

A brilliantly located THREE BEDROOM FAMILY HOME that is sure to impress - situated in the heart of Brightlingsea and close to all local amenities and shops, we are delighted to present this ready to move into property with bundles of character.

This delightful end terraced cottage benefits from a lounge, open plan fitted kitchen/dining room and conservatory, plus family bathroom and a secluded rear garden.

The property enjoys central heating and double glazing - A fabulous home in a great spot within walking distance to everything in the town.

**STEP INSIDE TO FULLY APPRECIATE THE SPACE THAT IS ON OFFER**



The accommodation with approximate room sizes are as follows:

## **LOUNGE**

13' 0" x 11' 0" (3.96m x 3.35m)

Entrance door, UPVC double glazed window to front, brick built fireplace with pine surround and wood/log burner, radiator.

## **INNER LOBBY**

Stairs to first floor landing.

## **KITCHEN**

14' 6" x 11' 4" (4.42m x 3.45m)

A good sized family space where cooking and dining can easily be enjoyed by the whole family. Laminated wood effect flooring, radiator. Rolled edge wood effect worktop inset ceramic single drainer sink. Range style cooker. A range of base and wall units. Tiled splash back, storage area, which sits under stairs, Opening to:

## **DINING AREA/CONSERVATORY**

14' 0" x 11' 0" (4.26m x 3.35m)

UPVC door and window to side which overlooks the garden, laminated wood effect flooring, two radiators, UPVC French doors to rear.

## **BATHROOM**

9' 0" x 7' 6" (2.74m x 2.28m)

Large bathroom which includes a pedestal sink, low level WC and free standing ceramic bath with centre mixer tap, shower head attachment and curtain surround. UPVC double glazed window to rear, radiator.



## **FIRST FLOOR LANDING**

Loft access, doors to:

## **BEDROOM ONE**

14' 6" x 11' 4" (4.42m x 3.45m)

UPVC double glazed window to rear, exposed wooden floor, radiator. Storage cupboard, which could be converted into WC or wash basin.

## **BEDROOM TWO**

11' 5" x 8' 6" (3.48m x 2.59m)

UPVC window to front, radiator.

## **BEDROOM THREE**

11' 5" x 8' 6" (3.48m x 2.59m)

UPVC double glazed window to front, radiator.

## **EXTERIOR**

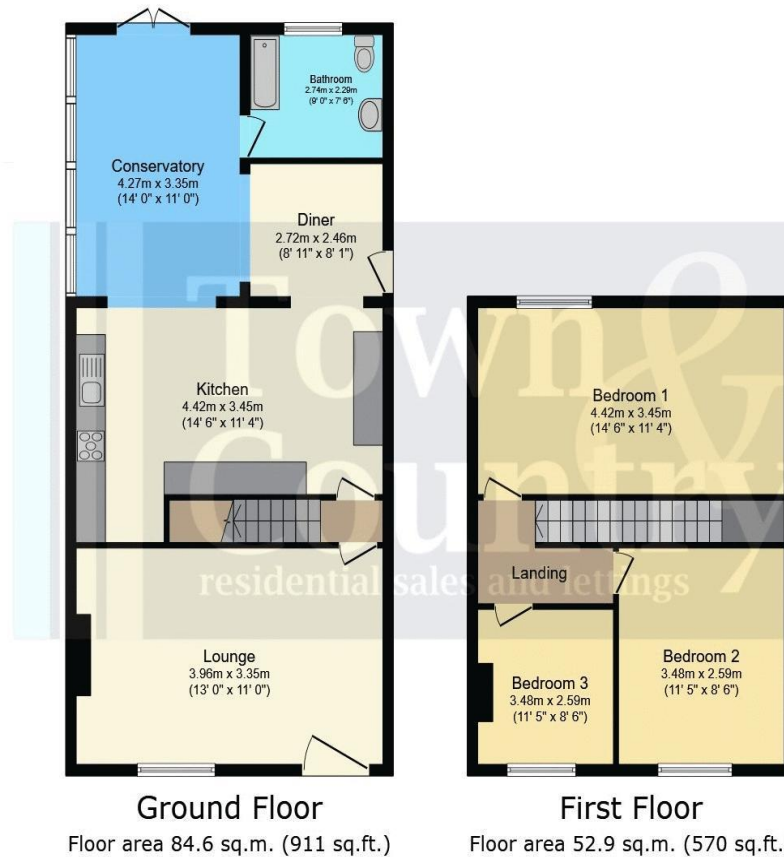
REAR

Mature garden, with an array of shrubs and trees, raised patio area that steps down to an extensive paved area that leads to a large garden shed which is insulated and benefits from a power supply.









Total floor area: 137.5 sq.m. (1,480 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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