

**Sydney Street, Brightlingsea
CO7 0HN
Offers in Excess of £96,000
Leasehold**





- GROUND FLOOR CENTRAL MAISONETTE
- PRIVATE ENTRANCE HALLWAY
- BRIGHT AND AIRY LOUNGE
- MODERN KITCHEN
- BATHROOM

- DOUBLE BEDROOM
- ALLOCATED PARKING
- COMMUNAL GARDENS
- RIGHT IN THE HEART OF BRIGHTLINGSEA
- PERFECT FIRST HOME, DOWNSIZE OR RENTAL OPPORTUNITY

GROUND FLOOR LIVING IN THE HEART OF BRIGHTLINGSEA

A rare chance to acquire a ground floor one bedroom maisonette just off the town centre and within a few minutes walk to the beach.

The property offers private entrance hall, a bright and airy lounge with two windows to the front and side allowing for plenty of light to flood through, modern fitted kitchen again with plenty of light, double bedroom and large bathroom. The flat offers a good amount of storage and is ready to move into.

It would also make for an ideal rental investment achieving approx £750 - £800 pcm (We have some great tenants looking - ask us for details)

Outside there is a communal garden and an allocated parking space.

An added benefit is the soon to be installed, new windows.

A PERFECT FIRST HOME, INVESTMENT OR DOWNSIZE IN A CENTRAL, ACCESSIBLE LOCATION CLOSE TO EVERYTHING THE VIBRANT TOWN OF BRIGHTLINGSEA HAS TO OFFER.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL/PORCH

3' 11" x 3' 11" (1.19m x 1.19m)

LOUNGE

13' 0" x 11' 4" (3.96m x 3.45m)

KITCHEN

9' 7" x 6' 9" (2.92m x 2.06m)

BEDROOM

11' 4" x 9' 8" (3.45m x 2.94m)

BATHROOM

7' 8" x 6' 8" (2.34m x 2.03m)

EXTERIOR

Communal garden. Allocated parking space.

AGENT'S NOTES

Lease Length Left 61 years. We are advised by the owner that a lease extension cost would be in the region of £10-£15,000 TBC

We suggest clients requiring a mortgage should check with their lender for criteria and suitability of funding prior to booking a viewing

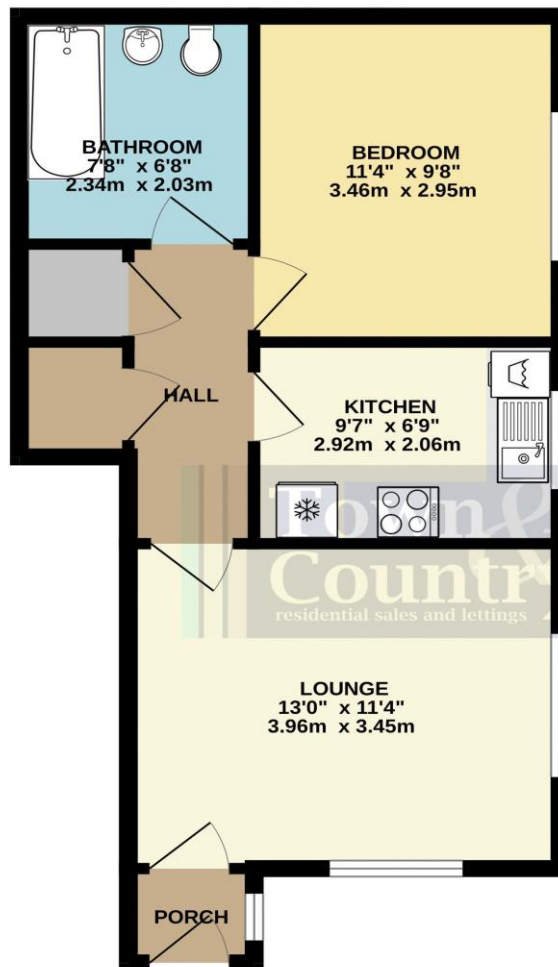
Service charges/ground rent TBC

Electric Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
467 sq.ft. (43.3 sq.m.) approx.



DOVES COURT

TOTAL FLOOR AREA: 467 sq.ft. (43.3 sq.m.) approx.

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