



Ladysmith Avenue, Brightlingsea, CO7 0JD
Offers in the Region Of £530,000 Freehold



RARELY AVAILABLE

FIVE BEDROOM ESTABLISHED DETACHED FAMILY HOME SITTING ON A PLOT EXTENDING TO 0.29 ACRES WITH HUGE SCOPE FOR FURTHER IMPROVEMENT INCLUDING DEVELOPEMTN POTENTIAL stp.

Exuding charm and character and a wealth of further opportunities, is this rare substantial five bedroom established property located in a non-estate location on the fringe of Brightlingsea bustling town centre.

Set out over two floors, the sizable accommodation comprises of entrance porch, entrance hall, lounge, dining room, living room, conservatory, kitchen, utility room and cloakroom.

The first floor leads from the landing with doors to five first floor bedrooms, with bedroom one enjoying an En-suite bathroom and a balcony taking in the views of the gardens, bedroom two also has an En-suite shower room, plus a family bathroom for convenience.

As previously mentioned, the property occupies a glorious and generous plot of approximately 0.29 of an acre, being mainly grassed and mature plantings incorporating a 76 x 27ft vegetable plot.

Block paving to the side of the house affords plenty of off road parking for numerous vehicles, motorhome or boat store, along with a double garage.

THIS GENEROUSLY SIZED HOUSE AND PLOT REALLY LENDS ITSELF TO A GROWING FAMILY ALONG WITH THE HUGE POTENTIAL - SUBJECT TO PLANNING - THE POSSIBILITY FOR FURTHER ADDITIONAL COMMERCIAL OR RESIDENTIAL DEVELOPMENT.

The seller has now found an onward purchase and keen to secure a buyer.



Total area: approx. 227.9 sq. metres (2453.3 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.

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Ladysmith Avenue, Brightlingsea

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GROUND FLOOR

ENTRANCE PORCH

6' 2" x 1' 8" (1.88m x 0.51m)

ENTRANCE HALLWAY

LOUNGE

25' 7" x 12' 7" (7.79m x 3.83m)

CONSERVATORY

11' 11" x 10' 8" (3.63m x 3.25m)

LIVING ROOM

14' 9" x 12' 10" (4.49m x 3.91m)

KITCHEN

13' 6" x 9' 6" (4.11m x 2.89m)

DINING ROOM

14' 6" x 12' 10" max (4.42m x 3.91m)

UTILITY ROOM

5' 11" x 7' 9" (1.80m x 2.36m)

CLOAKROOM

8' 1" x 2' 10" (2.46m x 0.86m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

14' 5" x 13' 10" (4.39m x 4.21m)

EN-SUITE BATHROOM

11' 8" x 6' 7" (3.55m x 2.01m)

BEDROOM TWO

14' 6" x 12' 7" max (4.42m x 3.83m)

EN-SUITE SHOWER ROOM

11' 6" x 5' 2" (3.50m x 1.57m)

BEDROOM THREE

12' 10" x 11' 6" (3.91m x 3.50m)

BEDROOM FOUR

11' 6" x 9' 6" (3.50m x 2.89m)

BEDROOM FIVE

12' 0" x 6' 10" (3.65m x 2.08m)

FAMILY BATHROOM

6' 5" x 5' 11" (1.95m x 1.80m)

EXTERIOR

FRONT GARDEN

The front garden area is predominantly laid to block paving with ample off road parking and access to a double garage.

REAR GARDEN

Crazy paved patio area, lawned garden with flower beds. Timber shed with power and light, further rear patio and access to an extensive vegetable plot approx 76ft x 27 ft.

DOUBLE GARAGE

Detached with twin up and over doors.





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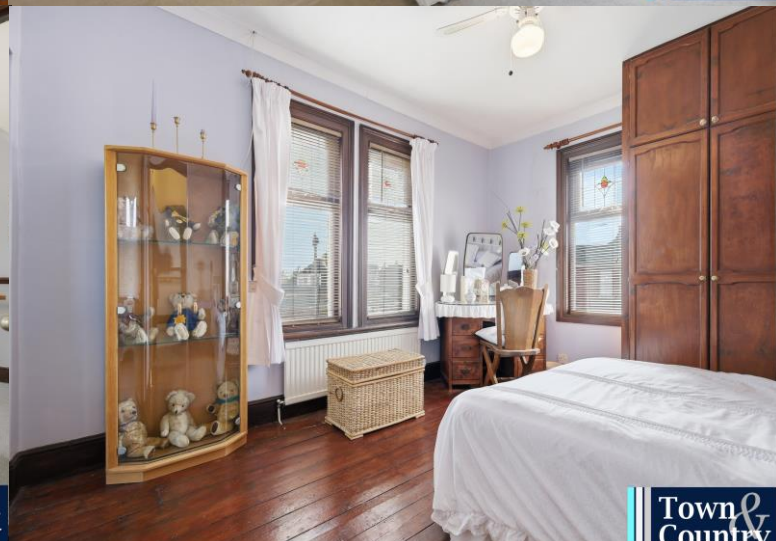
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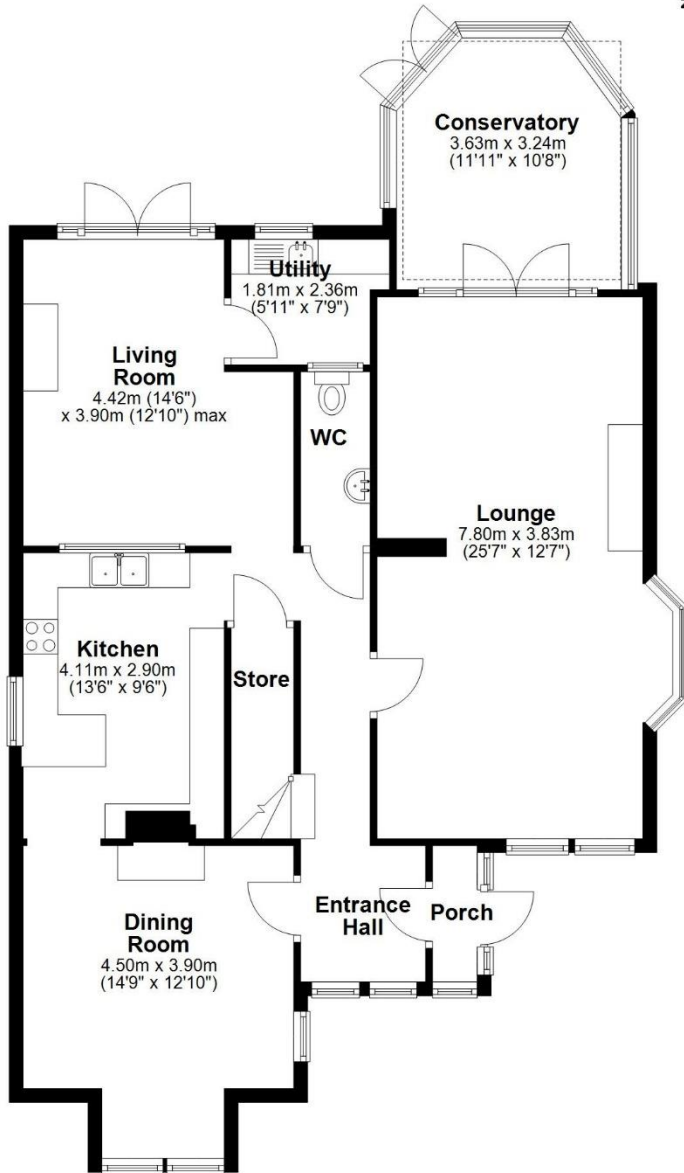
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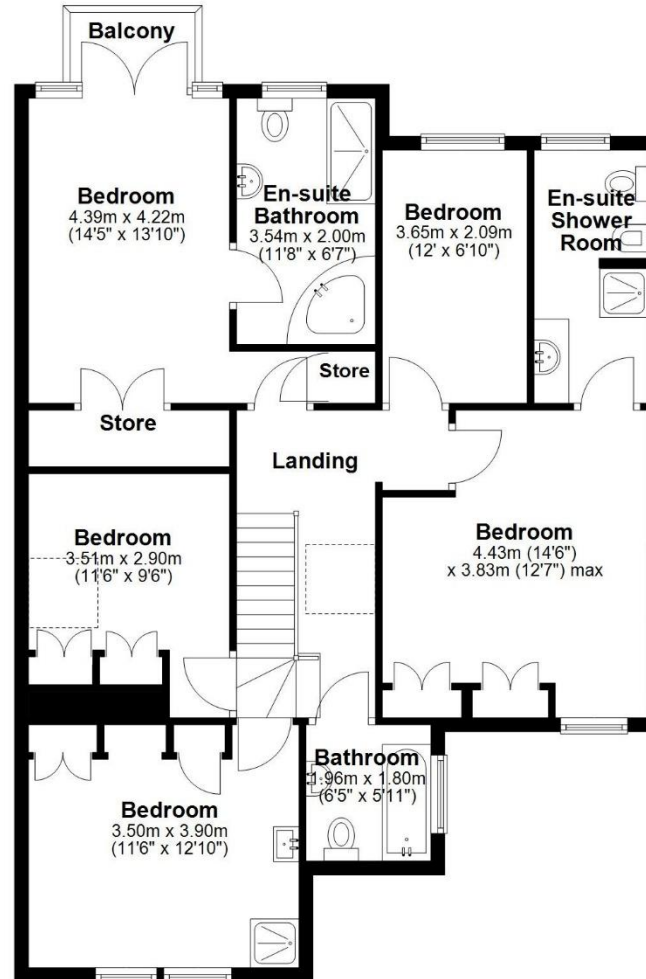
Ground Floor

Approx. 106.8 sq. metres (1149.1 sq. feet)



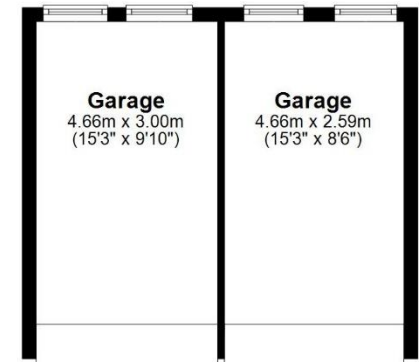
First Floor

Approx. 94.7 sq. metres (1019.1 sq. feet)



Garages

Approx. 26.5 sq. metres (285.1 sq. feet)



Total area: approx. 227.9 sq. metres (2453.3 sq. feet)

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