

**New Street, Brightlingsea  
CO7 0DJ  
£270,000 Freehold**

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- **Two Double Bedroom Character Semi-Detached House**
- **Loft Room - Currently Used As A Bedroom**
- **Lounge With Log Burner**
- **Separate Dining Room**
- **Contemporary Kitchen**
- **Beautiful Traditional Bathroom**
- **Cloakroom**
- **Low Maintenance South West Facing Garden**
- **Stripped Back Doors And Floors**
- **A Few Minutes To The Waterfront**

Introducing this elegant and character filled two/three bedroom semi-detached house in lower Brightlingsea, within easy reach of the beaches and Marina.

This charming home presents in immaculate condition and offers well-balanced accommodation suited to first-time buyers and families. The ground floor features two reception rooms forming a cosy lounge with log burner and a separate dining room with feature Victorian fireplace with both rooms enjoying wooden flooring. The front reception room is beautifully framed by a gorgeous Bay window, while the rear reception room provides direct access to the south westerly facing low maintenance outside space. The kitchen benefits from an abundance of natural light, complementing the characterful feel of the home.

On the first floor you will find two double bedrooms and a traditionally styled bathroom fitted with a free-standing bath. Leading to the second floor is the loft room with incredible views towards the estuary, which is utilised as a third bedroom by the current owners. This pretty Victorian home is located in the sought-after part of lower Brightlingsea, near the waterfront, with its attractive harbour, promenade and coastal walks.

Local amenities including shops, cafés and a host of independent retailers in the town, with Colne Community School and local primary schools just a short walk. For transport links nearby are the mainline stations of Alresford and Gt Bentley Station, approximately a 10–15 minute drive away, offering services to Colchester in around 10 minutes and to London Liverpool Street in approx 55 minutes. The regular bus service connects Brightlingsea to Colchester City Centre.

\*A Victorian gem of a house in the prime coastal location of Brightlingsea\*



The accommodation with approximate room sizes are as follows:

#### **LOUNGE**

13' 6" x 12' 4" (4.11m x 3.76m)

Entrance door, Bay sash window to front aspect. Fireplace inset wood burner, radiator.

#### **INNER HALL**

Under stairs storage cupboard.

#### **DINING ROOM**

12' 3" x 11' 3" (3.73m x 3.43m)

Door to rear garden. Feature fireplace, radiator. Stairs to first floor landing.

#### **KITCHEN**

14' 7" x 6' 6" (4.44m x 1.98m)

Door to garden, window to side aspect. Range of base, drawer and eye level units. Work surface inset sink and drainer unit with mixer tap and hob. Integrated oven and extractor fan. Spaces for appliances.

#### **DOWNSTAIRS WC**

Window to rear aspect, low level WC.



## **FIRST FLOOR LANDING**

Stairs to second floor. Doors to:

### **BEDROOM ONE**

11' 10" x 11' 3" (3.60m x 3.43m)

Window to front aspect, radiator.

### **BEDROOM TWO**

11' 4" x 7' 9" (3.45m x 2.36m)

Window to rear aspect, radiator. Storage cupboard.

### **BATHROOM**

10' 1" x 6' 4" (3.07m x 1.93m)

Window to side aspect. Low level WC, pedestal sink and freestanding bath. Heated towel rail. Cupboard.

### **SECOND FLOOR LOFT ROOM**

10' 1" x 6' 5" (3.07m x 1.95m)

Windows to rear and side aspects, skylight, radiator.

### **EXTERIOR**

REAR

Enclosed and private paved rear garden. Gated side access.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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