

Ladysmith Avenue, Brightlingsea
CO7 0JD
£575,000 Freehold

Town & Country
residential sales and lettings



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- VICTORIAN DETACHED HOUSE
- ADDITIONAL TWO STOREY ANNEXE
- PLOT OF APPROXIMATELY 0.51 OF AN ACRE
- FIVE BEDROOMS IN TOTAL
- THREE RECEPTION ROOMS
- LARGE DETACHED STORAGE BUILDING
- TWO STABLES
- ACCESS TO THE REAR (LIMITED)
- RARE SUPERB OPPORTUNITY
- WALKING DISTANCE OF TOWN CENTRE, MARINA & LIDO

**** AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE THIS VICTORIAN THREE BEDROOM TWO RECEPTION DETACHED HOUSE WITH THE ADDITION OF A TWO STOREY TWO BEDROOM ANNEXE ON A PLOT OF APPROXIMATELY 0.51 OF AN ACRE VERY CLOSE TO THE TOWN CENTRE****

Situated in this non-estate central location is this hidden gem giving many different potential applications with its vastly extended accommodation with additional plot and large storage building.

This versatile residence fronts with the original building and coupled with the more recent annexe, could suit the larger or extended family.

To the rear of the property is a 70ft garden which then joins the larger plot.

The rear plot has two timber stable style buildings, covered hay shed, further storage building (with an array of storage rooms) and enclosed swimming pool area.

Shared access to the rear can be found adjacent to the school (with restricted usage).

An appointment to view should be made to appreciate the accommodation and scope on offer.



The accommodation with approximate room sizes are as follows:

MAIN HOUSE

ENTRANCE LOBBY

Double glazed frosted entrance door. Quarry tiled flooring.

ENTRANCE HALLWAY

Double glazed window to side elevation, two storage cupboards under stairs, radiator. Stair flight to first floor landing.

DINING ROOM

14' 2" x 13' 1" (4.31m x 3.98m)

Double glazed Bay window to front elevation, fire alcove, radiator.

LIVING ROOM/SECOND RECEPTION

14' 2" x 13' 8" (4.31m x 4.16m)

Double glazed French doors to garden, fire surround with inset open grate, radiator.

KITCHEN

13' 10" x 10' 2" (4.21m x 3.10m)

Double glazed window to side elevation, stable style door to garden. Stainless steel single drainer sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards. Space for fridge/freezer, space for washing machine and space for slimline dishwasher. Filter hood over four ring gas hob, built-in oven to tall standing storage unit.

CLOAKROOM

Double glazed frosted window to side elevation. Low level WC with concealed cistern and wash hand basin with tiled splash back, drop light switch.



FIRST FLOOR LANDING

Access to loft space with loft ladder, window to side elevation.

BEDROOM ONE

13' 1" x 10' 8" (3.98m x 3.25m)

Double glazed window to front elevation. a range of fitted wardrobe cupboards with mirror doors, radiator.

BEDROOM TWO

13' 8" x 10' 8" (4.16m x 3.25m)

Double glazed window to rear elevation. Fitted wardrobe cupboard, radiator.

BEDROOM THREE

9' 11" x 9' 3" (3.02m x 2.82m)

Double glazed window to front elevation, radiator.

SHOWER ROOM

9' 3" x 7' 2" (2.82m x 2.18m)

Double glazed frosted window to side elevation. Low level WC with concealed cistern, wash hand basin with mixer tap, bidet, and walk in shower cubicle with shower unit. Tiled walls, heated towel radiator, drop light switch.

ANNEXE

ENTRANCE HALL

5' 5" x 3' 1" (1.65m x 0.94m)

Glazed entrance door. Access to cloakroom and kitchen.

KITCHEN

11' 0" x 8' 7" (3.35m x 2.61m)

Double glazed window to rear elevation. Twin bowl sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards. Filter hood over oven area, space for washing machine, space for slimline dishwasher and space for fridge/freezer.

LOUNGE/DINER

16' 11" x 13' 1" (5.15m x 3.98m)

Double glazed window to side elevation. Spiral staircase to the first floor, radiator. ******(please note that there was a door from this room to the kitchen of the main house that has at the moment been blanked off)******

CLOAKROOM

Double glazed frosted window to side elevation. Low level WC with concealed system and wash hand basin with mixer tap. Storage cupboard, radiator.

FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space.

BEDROOM ONE

16' 11" x 14' 4" (5.15m x 4.37m)

Double glazed window to rear and side elevations. Fire surround with inset coal effect fire (not tested), radiator.

BEDROOM TWO

13' 10" x 10' 2" (4.21m x 3.10m)

Access to loft space. Double glazed window to side elevation. Range of fitted wardrobe cupboards, radiator.

SHOWER ROOM

Double glazed Velux window to side elevation. Low level WC, wash hand basin with tiled splash backs and vanity under and double shower unit with shower and tiled splash backs. Tiled floor, extractor fan, heated towel radiator.

EXTERIOR

REAR GARDEN (AREA ONE)

Extending to approx 70ft. Crazy paved patio area, predominantly laid mainly to lawn with mature flower beds. Timber summer house. Rear access via gate to the second part of the plot.

REAR PLOT/GARDEN (AREA TWO)

Access is via the School Lane (access is restricted due to pick up and drop off times). Concrete parking/driveway. Lawned areas, two timber stables and open covered hay storage area block. Timber building and garden building/storage rooms.

GARDEN BUILDING/STORAGE ROOM

STORAGE ROOM ONE

12' 2" x 10' 9" (3.71m x 3.27m)

STORAGE ROOM TWO (GARAGE)

20' 3" x 16' 3" (6.17m x 4.95m)

STORAGE ROOM THREE

11' 5" x 9' 10" (3.48m x 2.99m)

PUMP/FILTER ROOM

SHOWER ROOM (FOR POOL AREA)

Low level WC, wash hand basin and shower cubicle with folding screen door. Tiled walls. Door to pool area.

STORAGE ROOM FOUR

20' 3" x 12' 11" (6.17m x 3.93m)

STORAGE ROOM FIVE

POOL AREA

Swimming Pool with concrete path surround. Access to shower area. Further timber summer house.

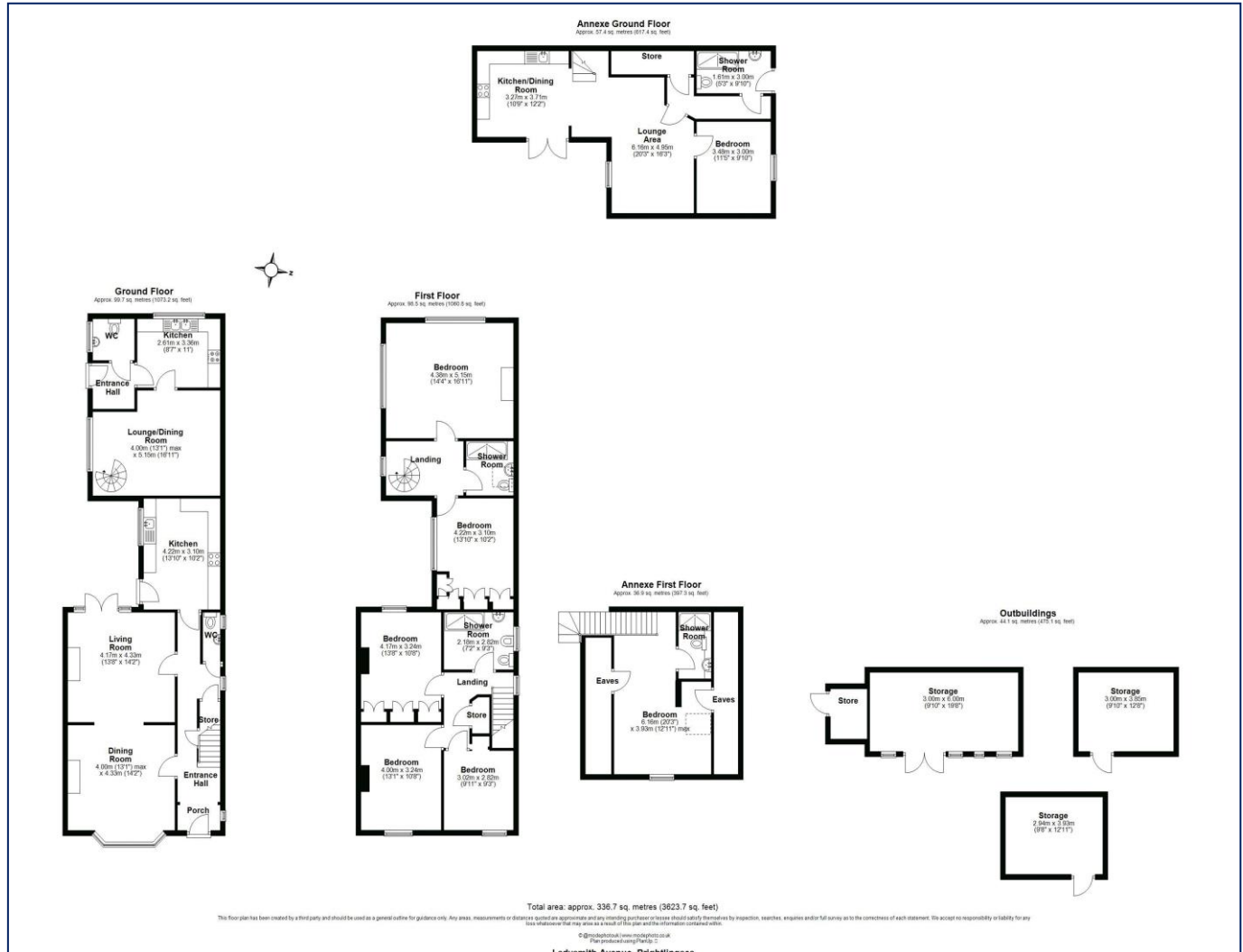








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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