Eastern Road, Brightlingsea
CO7 0HU
£425,000 Freehold

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- **TOWN CENTRE LOCATION**
- **DETACHED CHARACTER HOME**
- **FOUR BEDROOMS**
- **TWO RECEPTION ROOMS**
- **GROUND FLOOR CLOAKROOM**
- **CHAIN FREE**
- **EN-SUITE SHOWER ROOM & FAMILY BATHROOM**
- **KITCHEN/BREAKFAST ROOM**
- **OFF ROAD PARKING**
- **CLOSE TO MARINA, LIDO, BEACH AND SCHOOLING**

CHAIN FREE: A VERSATILE CHARACTER HOUSE FULL OF CHARM AND CHARACTER IN THIS PROMINENT ESTABLISHED POSITION JUST OFF THE TOWN CENTRE

This substantial detached home is conveniently located close to not only the town centre, with its shops and restaurants, but also schooling, Marina/Harbour, Lido and Beach.

Set out over two floors, the ground floor consists of entrance hall, 23'1ft living room (with log burner), separate dining/second reception, inner hall, walk in store room (ideal utility), cloakroom and kitchen/breakfast room (with doors to garden from two aspects).

The first floor has a large light and airy landing with doors to four generous bedrooms (principal bedroom with En-suite shower room) and a family bathroom.

Outside the rear garden is safely enclosed, whilst the front has plenty of off road parking for vehicles.

The property would be ideal for a new owner to stamp their identity onto what can be a loving family home.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Storm porch over glazed entrance door. Stair flight to first floor landing, storage cupboard under stairs. Wood laminate flooring.

LIVING ROOM

23' 1'' x 11' 7'' (7.03m x 3.53m)

Double glazed Bay window to front elevation, double glazed window to side elevation. Two ceiling roses, picture rail, double doors to garden. Wooden fire surround inset log burner and tiled hearth, two radiators.

DINING ROOM/SECOND RECEPTION

13' 5'' x 8' 11'' (4.09m x 2.72m)

Double glazed window to front elevation and side elevations, picture rail. Wooden fire surround with tiled hearth, double glazed door to side elevation. Wood laminate flooring, radiator.

INNER HALL

8' 1'' x 7' 4'' (2.46m x 2.23m)

Tiled flooring.

STORE ROOM

9' 4'' x 4' 3'' (2.84m x 1.29m)

Access to storage area.

KITCHEN/BREAKFAST ROOM

15' 1'' x 14' 11'' (4.59m x 4.54m)

Eye ball spotlights, double glazed windows to both side elevations. Sealed unit glazed double doors to garden and sealed unit double doors to side. Stainless steel single drainer sink unit with mixer tap, inset to work top with cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops. Integrated dishwasher, concealed filter hood over a five ring gas hob, inset gas oven to tall standing storage unit. Breakfast bar area, radiator.




CLOAKROOM

7' 4'' x 4' 6'' (2.23m x 1.37m)

Double glazed frosted window to side elevation, low level WC and wash hand basin with mixer tap and vanity cupboard. Space for washing machine, tiled flooring.

FIRST FLOOR LANDING

Access to loft space with loft ladder, double glazed window to front and side elevations. Built-in storage cupboard, built-in airing cupboard housing hot water cylinder, built-in cloaks cupboard, with storage above, two radiators.

BEDROOM ONE

15' 1'' x 10' 11'' (4.59m x 3.32m)

Double glazed window to rear elevation, picture rail. Built-in storage cupboard, radiator.

EN-SUITE SHOWER ROOM

8' 6'' x 4' 2'' (2.59m x 1.27m)

Double glazed frosted window to side elevation. Low level WC, pedestal wash hand basin with mixer tap and built-in shower cubicle with shower unit and folding screen door, tiled walls.

BEDROOM TWO

13' 5'' x 11' 11'' (4.09m x 3.63m)

double glazed Bay window to front elevation, picture rail, recessed lighting. Built-in storage cupboard, radiator.

BEDROOM THREE

11' 8'' x 9' 11'' (3.55m x 3.02m)

Double glazed window to rear elevation, picture rail. Built-in storage cupboard, radiator.

BEDROOM FOUR

10' 6'' x 7' 7'' (3.20m x 2.31m)

Double glazed window to front elevation, picture rail. Timber floor, radiator.

BATHROOM

7' 3'' x 6' 11'' (2.21m x 2.11m)

Double glazed frosted window to side elevation. Low level WC, wash hand basin with mixer tap and vanity cupboard under and corner bath with mixer tap shower spray, shower to wall. Shaver socket, radiator.

FRONT GARDEN

Block paved driveway providing off road parking, flower beds and borders. Brick wall.

REAR GARDEN

Extending to approximately 31ft. Block paved patio, lawned garden area, flower beds. Further patio area, side access.

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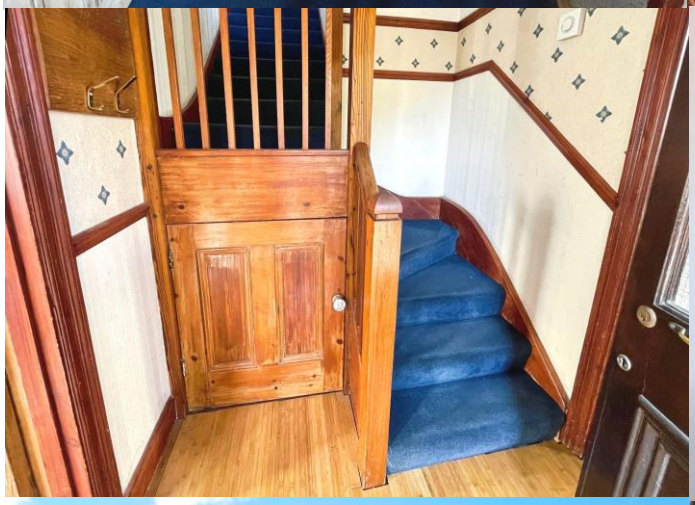

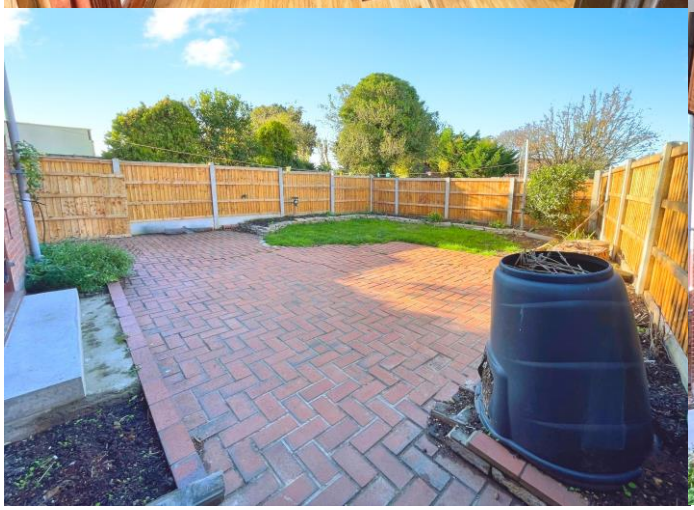


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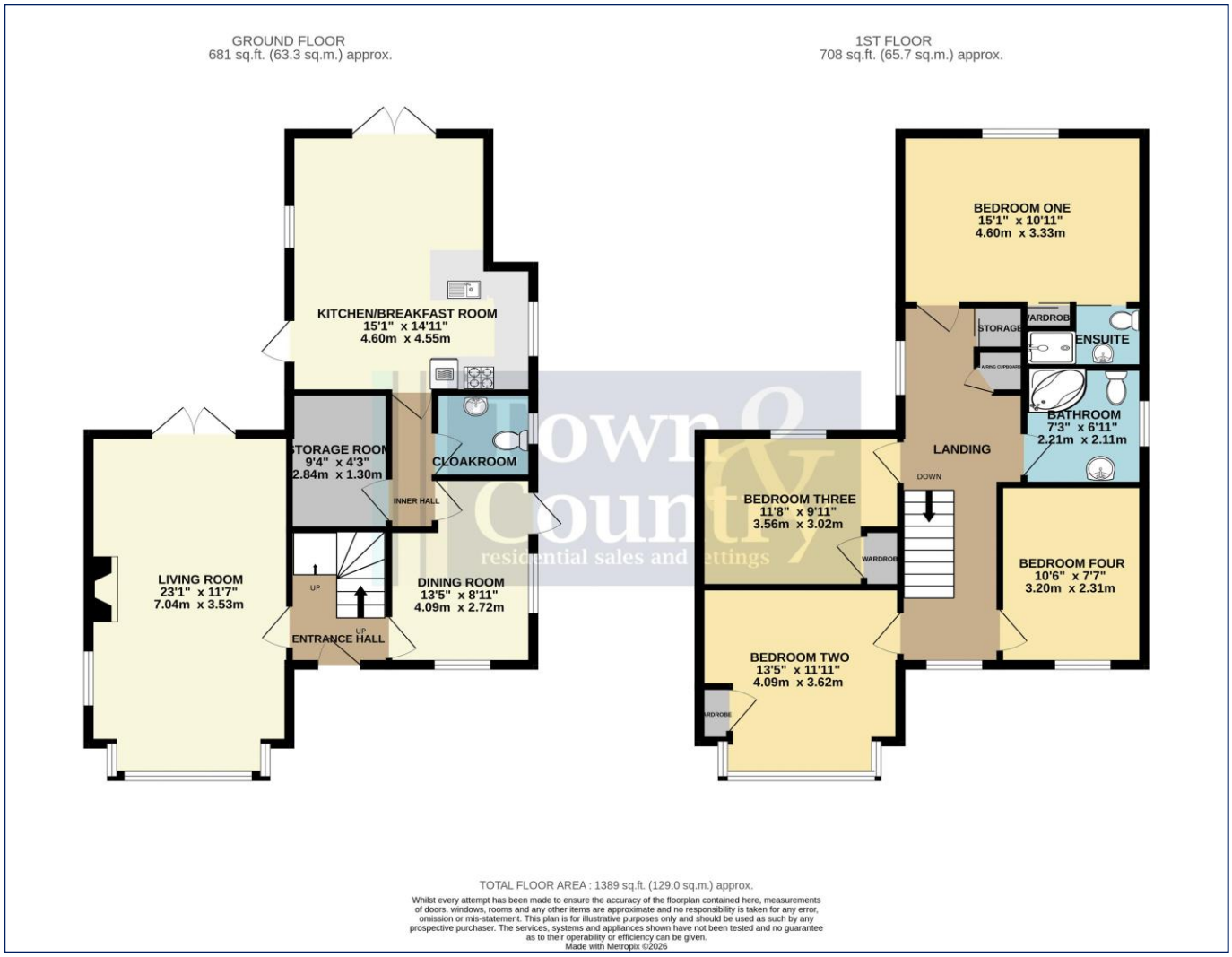

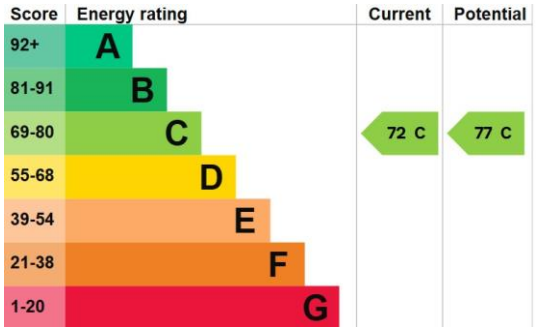

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