

**Sydney Street, Brightlingsea
CO7 0BD
£260,000 Leasehold**





- CHAIN FREE
- RECENTLEY REFURBISHED
- FOUR BEDROOMS
- FITTED KITCHEN/DINER & UTILITY ROOM
- LIVING ROOM

- SEPARATE GROUND FLOOR ENTRANCE DOOR
- ENCLOSED GARDEN AREA
- BATHROOM & SEPARATE CLOAKROOM
- OFF ROAD PARKING
- IMMACULATE THROUGHOUT

*****FANTASTIC LOCATION JUST MINUTES TO THE BEACH AND TOWN CENTRE - WITH PARKING*****

This recently refurbished FOUR BEDROOM maisonette offers great space and versatility whilst benefitting from off road parking.

Close to the town centre this property offers a restful living room, four bedrooms, kitchen/diner, bathroom, separate cloakroom and utility room.

Outside benefits from off road parking and SOUTH FACING garden.

A BRILLIANTLY LOCATED HOME IN LOWER BRIGHTLINGSEA - WOULD MAKE A WONDERFUL HOLIDAY HOME TOO!



The accommodation with approximate room sizes are as follows:

ENTRANCE/UTILITY

16' 2" x 5' 6" (4.92m x 1.68m)

Double glazed entrance door, double glazed window to one elevation. Wall mounted Baxi gas fired boiler. Ceramic sink unit with drainer inset to work top, cupboards under. Floor standing cupboards with adjacent work top and space for washing machine. Stair flight to first floor landing, storage alcove under stairs. Tiled flooring, wall radiator.

LANDING/HALL

Access to loft space, radiator.

KITCHEN/DINER

15' 7" x 12' 10" (4.75m x 3.91m)

Recessed lighting, double glazed window to rear elevation. One and a quarter bowl inset 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 dishwasher, filter hood over range cooker area and space for fridge/freezer, radiator.

LIVING ROOM

13' 11" x 12' 11" (4.24m x 3.93m)

Double glazed windows to front and side elevations, radiator.

SEPARATE WC

Low level WC and wash hand basin.



BEDROOM ONE

10' 10" x 9' 10" (3.30m x 2.99m)

Double glazed window to side elevation, radiator.

BEDROOM TWO

16' 0" x 6' 11" (4.87m x 2.11m)

Two double glazed windows to front elevation, radiator.

BEDROOM THREE

11' 8" x 8' 1" (3.55m x 2.46m)

Double glazed window to front elevation, radiator.

BEDROOM FOUR

10' 11" x 7' 10" (3.32m x 2.39m)

Double glazed window to side elevation, radiator.

BATHROOM

12' 5" x 5' 10" (3.78m x 1.78m)

Double glazed frosted window to rear elevation. Low level WC, pedestal wash hand basin and panel bath with shower over bath area and shower screen. Heated towel radiator and separate radiator, tiled splash backs and built-in linen cupboard.

EXTERIOR

The rear garden area is enclosed by fencing with a westerly orientation. There is a decked area and timber shed. Off road parking area for a couple of vehicles also giving access to the entrance door.

LEASE DETAILS AND SERVICE CHARGES:

Lease Length: Approximately 999 years

Lease Term Remaining: 975 years

Ground Rent: n/a

Service Charges: £100 per annum paid to ground floor flat.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.