

**Waterside Marina, Brightlingsea
CO7 0GB
Offers in Excess of £300,000
Leasehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 30288
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- POSSIBLY THE BEST ESTUARY VIEWS ON THE MARINA DEVELOPMENT
- INCREDIBLE DOUBLE ASPECT WATERSIDE VIEWS FROM THE TWO LOUNGE BALCONIES
- CONTEMPORARY OPEN PLAN LOUNGE/DINING/KITCHEN
- TWO BEDROOMS WITH JULIET SEA VIEW BALCONIES
- LUXURY EN-SUITE BATHROOM AND GUEST SHOWER ROOM
- CONVENIENT LIFT IN THE BLOCK
- TWO SECURE PARKING BAYS
- SHOWHOME CONDITION
- NO ONWARD CHAIN
- WATERSIDE LIVING AT ITS FINEST

RARE OPPORTUNITY - UNRIVALLED VIEWS OVER THE WATER

If you are seeking spectacular waterside views then look no further. Everything about this exclusive two bedroom two bathroom apartment feels luxurious, stylish and elegant. Located on "The Colne" in the prestigious Brightlingsea Marina, this home presents an exciting opportunity to own one of the most enviable positioned apartments on the development. Currently enjoyed as a holiday home and in show home condition, the layout and design, has the fabulous views at the heart of all the living spaces.

The open plan contemporary kitchen, complete with integrated appliances, flows effortlessly into the dining area with plenty of space for entertaining. The lounge really is the jewel in this property's crown with the sun streaming in from two balconies, each overlooking the water with far reaching estuary views. The two bedrooms, both with Juliet balconies, again take in the water scape scenery and have fitted wardrobes. The principal bedroom enjoys a larger than average hotel style bathroom. There is also a guest shower room for added comfort. The apartment is serviced by a lift in the block, two secure underground parking bays and has a security entry phone system.

On the doorstep are some wonderful cafes, gym and beach walks along with the bustling Town Centre being just a few minutes walk away offering a host of independent shops and eateries to choose from. Brightlingsea is conveniently located with Great Bentley, Alresford and Wivenhoe train stations with direct connections to London Liverpool Street, being a short drive, along with major road links.

UNINTERRUPTED DIRECT ESTUARY VIEWS, SHOWHOME CONDITION WITH NO CHAIN. PREPARE TO BE IMPRESSED



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN/DINER

25' 0" x 18' 0" (7.61m x 5.48m)

PRINCIPAL BEDROOM

20' 0" x 11' 3" (6.09m x 3.43m)

EN-SUITE BATHROOM

9' 0" x 6' 5" (2.74m x 1.95m)

BEDROOM TWO

16' 0" x 9' 0" (4.87m x 2.74m)

SHOWER ROOM

7' 5" x 5' 0" (2.26m x 1.52m)



AGENT'S NOTES

Two Underground Parking Bays Nos: 137 and 204

Lease Start Date: 25th Jul 2007

Lease End Date: 24th Jun 2203

Lease Term: 199 years from 24th June 2004

Lease Term Remaining: 178 years

The seller has informed us of the following:

Ground Rent: £250.00 pa

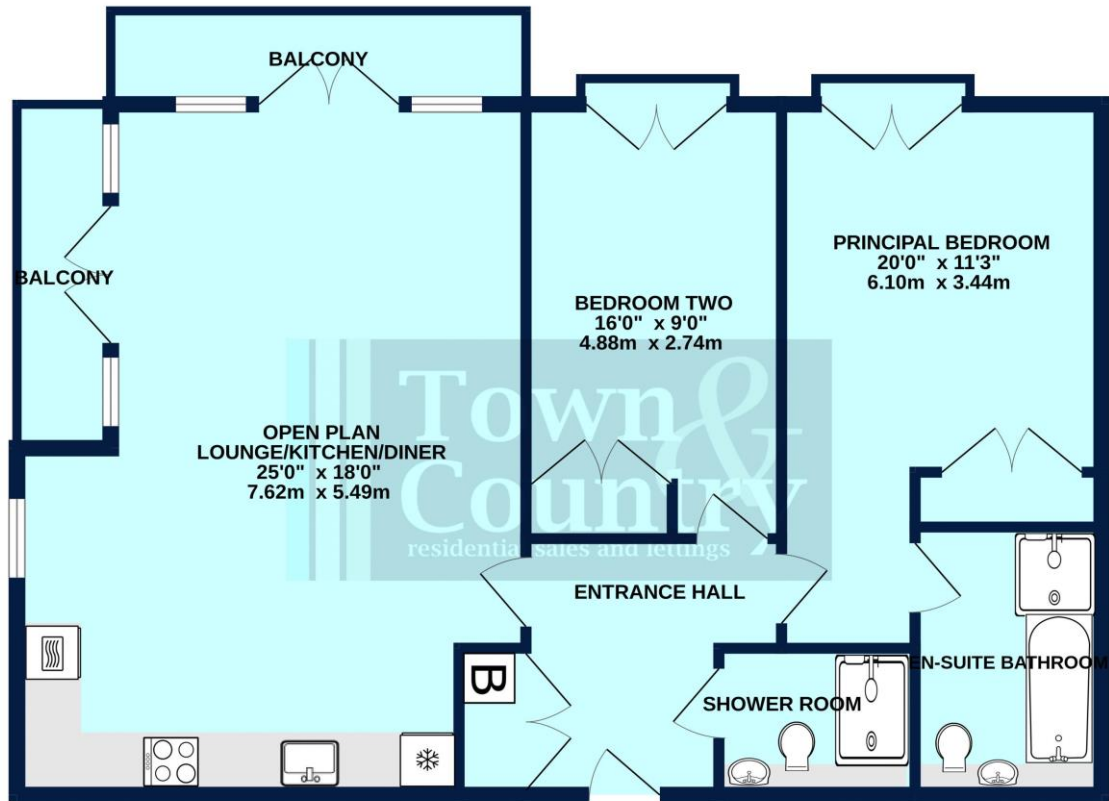
Service Charge Year 2024/2025: £3,200











THE COLNE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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

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