

**Sydney Street, Brightlingsea
CO7 0BD
£310,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- MODERN SEMI-DETACHED HOUSE
- THREE BEDROOMS
- 18'9" LOUNGE/DINER
- 15'11" KITCHEN/BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM

- EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- CART LODGE AND PARKING TO REAR
- STONES THROW FROM MARINA/HARBOUR
- WALKING DISTANCE TO TOWN, LIDO AND BEACH
- GENEROUS GARDEN & ACCOMMODATION

****A BRILLANT OPPORTUNITY TO ACQUIRE THIS THREE BEDROOM MODERN STYLE SEMII-DETACHED HOUSE LOCATED JUST A STONES THROW FROM THE HARBOUR/MARINA****

Located in lower Brightlingsea this generously sized home sits in this favourable position whilst benefitting from that all important off road parking and car port.

Being modern in design, the property has most of those everyday family needs including fitted modern kitchen/breakfast room, 18ft lounge/diner, garden room/conservatory, allowing for addition room/space.

There is also principal bedroom with En-suite shower room and two further sizeable bedrooms served by a family bathroom, in addition there is also a ground floor cloakroom.

Outside the garden is of good size whilst rear access gives way to parking and a covered carport.

An early appointment to view should be made to appreciate the features and room sizes on offer.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

16' 0" x 7' 8" (4.87m x 2.34m)

Double glazed entrance door, wall mounted thermostat. Stair flight to first floor landing, storage cupboard under stairs. Wood laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM

15' 11" x 10' 8" (4.85m x 3.25m)

Recessed lighting, double glazed window front elevation. Stainless steel single drainer sink unit inset to work tops with cupboards under. Range of floor standing modern cupboard, drawers and units with adjacent work tops and wall mounted matching cupboards. Concealed gas fired boiler, stainless steel filter hood over a four ring gas hob, built-in electric oven to tall standing storage unit. Integrated dishwasher, integrated washing machine, space for American style fridge/freezer. Wood laminate flooring.

LOUNGE/DINER

18' 9" x 11' 7" (5.71m x 3.53m)

Double glazed window to side elevation, two double glazed windows and double glazed French doors to garden. Wood laminate flooring, vertical radiator.

CONSERVATORY/GARDEN ROOM

14' 5" x 8' 6" (4.39m x 2.59m)

Double glazed windows to two elevations, double glazed French doors to rear garden, power and lighting and tiled flooring.

CLOAKROOM

6' 0" x 3' 1" (1.83m x 0.94m)

Double glazed frosted window to side elevation. Low level WC and pedestal wash hand basin with mixer tap. Wood laminate flooring, radiator.



BEDROOM ONE

17' 6" x 10' 6" (5.33m x 3.20m)

Double glazed window to rear elevation, radiator and door to En-suite.

EN-SUITE SHOWER ROOM

7' 6" x 4' 2" (2.28m x 1.27m)

Recessed lighting, extractor fan. Low level WC, wash hand basin with mixer tap and vanity drawers under and shower cubicle with shower unit and sliding screen doors. Heated towel radiator.

BEDROOM TWO

10' 7" x 10' 2" (3.22m x 3.10m)

Double glazed window to front elevation, radiator.

BEDROOM THREE

12' 0" x 7' 11" (3.65m x 2.41m)

Double glazed window to rear elevation, radiator.

FAMILY BATHROOM

7' 4" x 6' 3" (2.23m x 1.90m)

Recessed lighting, extractor fan. Low level WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap shower spray and shower screen, tiled splash backs.

FRONT GARDEN

Block paved behind a brick boundary wall and side access.

REAR GARDEN

Large attractive composite decked patio, lawned garden with flower beds, paved pathway to rear access.
Timber shed, flower beds to stone/shingle area, side access.

CAR PORT

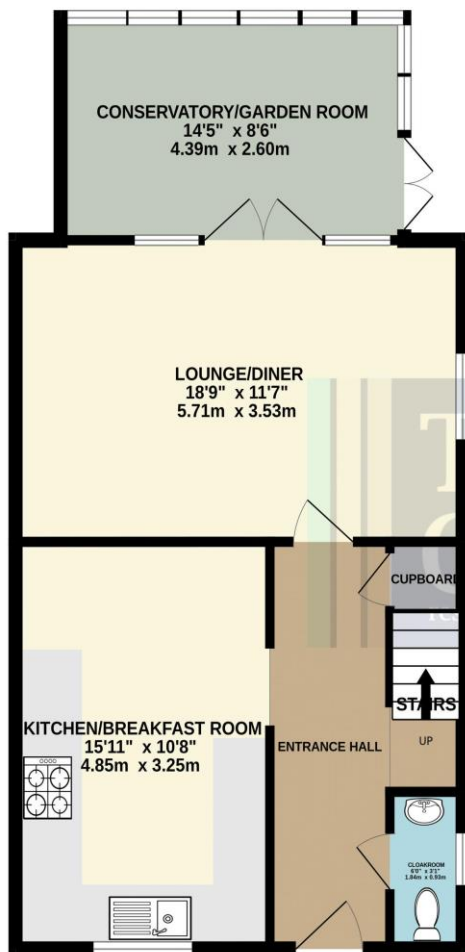
Eaves storage, access via a block paved driveway with further off road parking.



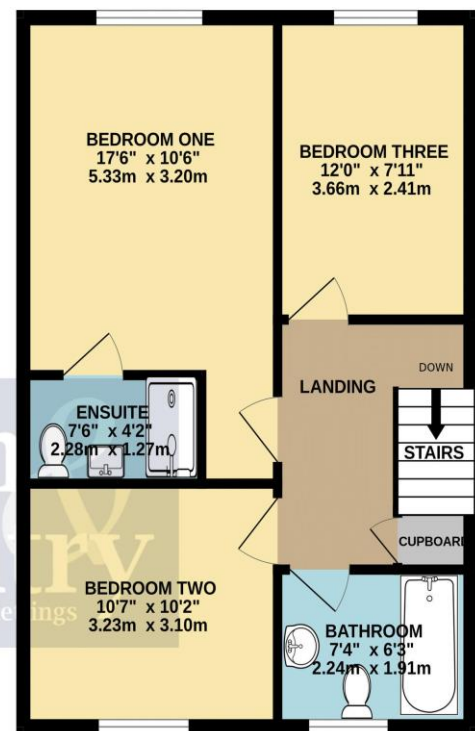




GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.

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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