

**Lower Park Road, Brightlingsea  
CO7 0JS  
Guide Price £235,000-£240,000  
Freehold**

**Town & Country**  
residential sales and lettings



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- **PRETTY MID-TERRACE HOUSE**
- **THREE FIRST FLOOR BEDROOMS (could potentially be four)**
- **LOUNGE**
- **SEPARATE DINING ROOM**
- **18' FITTED KITCHEN**
- **SHOWER ROOM**
- **OVER 120FT SOUTH WESTERLY FACING REAR GARDEN**
- **PLUMBING IN PLACE FOR EN-SUITE**
- **MINUTE TO THE BEACHFRONT/ALL SCHOOLS AND TOWN CENTRE**

PRETTY THREE BEDROOM HOUSE IN A PRIME AREA OF BRIGHTLINGSEA.

Perfectly located for the Waterfront, all Schools and shops, this gorgeous home is one NOT TO BE MISSED.

Ideal first-time purchase or families seeking a property close everything, this charming Victorian property has two generous reception rooms, both with feature cosy fireplaces, a whopping 18ft kitchen which benefits from lots of natural light and a family shower room. Upstairs, the accommodation comprises three bedrooms WHICH COULD POTENTIALLY BE EASILY CONFIGURED TO FOUR ROOMS (the smallest being ideal for a nursery or an En-suite as it has existing plumbing).

The outside space IS IMPRESSIVE! A HUGE south westerly-facing garden of approx 120ft being split into patio, lawn and veggy area, is absolutely perfect for a growing family. A handy brick built shed provides plenty of outside storage. This home stands as a fantastic opportunity for those looking to settle in a lovely community by the sea.

TAKE AN EARLY VIEWING AND SEE FOR YOURSELF JUST HOW MUCH THIS HOME HAS TO OFFER.



The accommodation with approximate room sizes are as follows:

**DINING ROOM**

11' 10" x 11' 0" (3.60m x 3.35m)

**LOUNGE**

11' 10" x 11' 0" (3.60m x 3.35m)

**KITCHEN**

18' 3" x 6' 7" (5.56m x 2.01m)

**SHOWER ROOM**

6' 7" x 3' 10" (2.01m x 1.17m)



**FIRST FLOOR LANDING**

**BEDROOM ONE**

15' 6" x 11' 0" (4.72m x 3.35m)

**BEDROOM TWO**

15' 6" x 11' 0" (4.72m x 3.35m)

**BEDROOM THREE/NURSERY**

9' 7" x 6' 6" (2.92m x 1.98m)

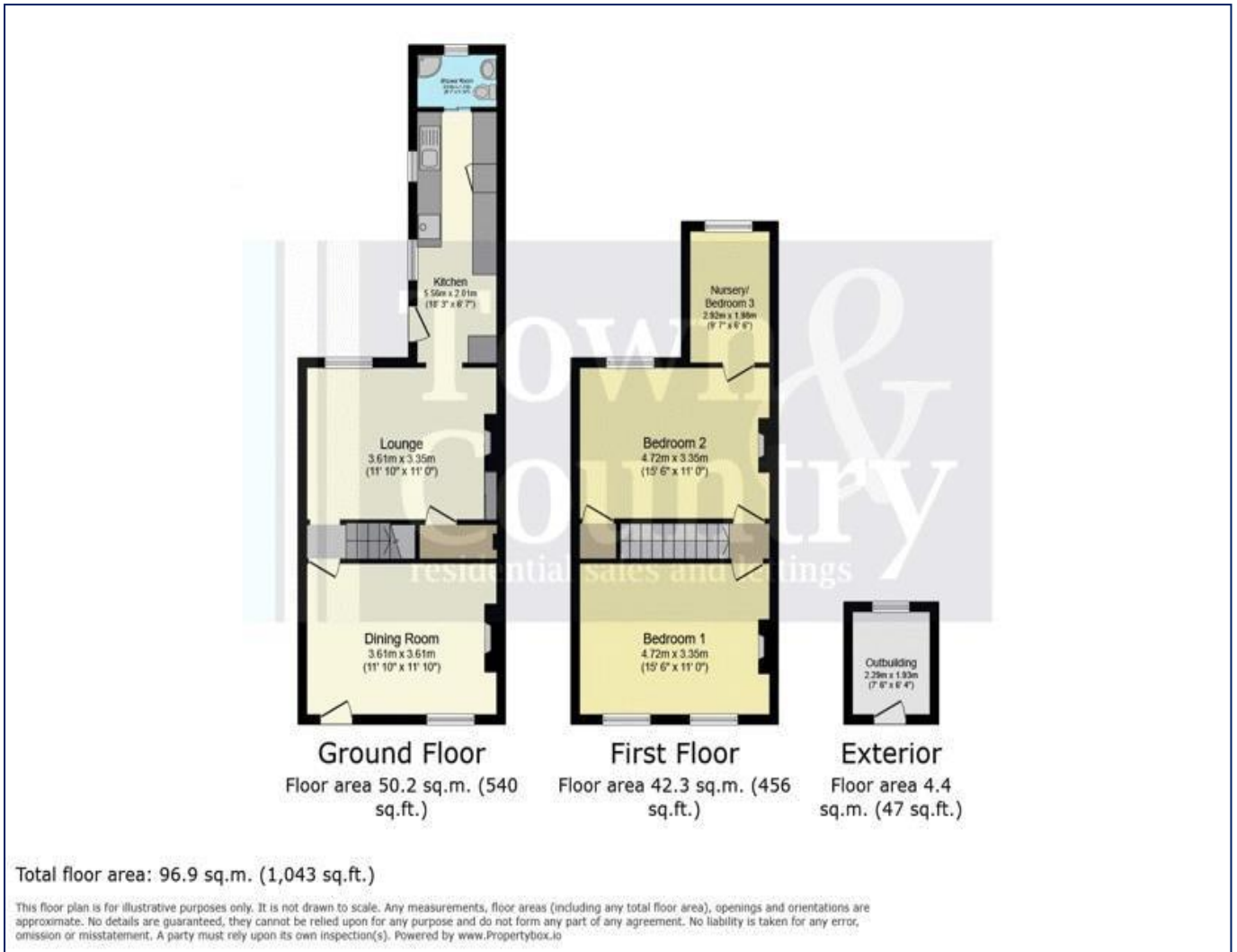
**OUTBUILDING**

7' 6" x 6' 4" (2.28m x 1.93m)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 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