

**Fordwich Road, Brightlingsea
CO7 0RE
£350,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- NO ONWARD CHAIN
- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- REFURBISHMENT PROGRAMME CARRIED OUT
- OPEN PLAN LIVING/KITCHEN/DINING ROOM

- GROUND FLOOR CLOAKROOM & FIRST FLOOR SHOWER ROOM
- GAS CENTRAL HEATING
- NEW WINDOWS, DOORS AND PANELLING
- AMPLE OFF ROAD PARKING
- EXTREMELY WELL PRESENTED

****AN EXCEPTIONALLY PRESENTED TWO BEDROOM SEMI-DETACHED CHALET HOUSE LOCATED ON THIS POPULAR DEVELOPMENT****

A brilliant opportunity to acquire this heavily refurbished family home located just a few minutes walk to a well reputed secondary school and just a short walk/drive to the town centre, Marina, Lido and beach.

The present owners have owned the property for the last eight years and in that time have carried out a comprehensive range of improvements.

A main benefit is an ultra modern open plan kitchen/dining/living space with a recently installed fitted kitchen (new appliances and central Island) inset flush wood burner and French doors leading to the rear garden.

The first floor has an updated shower room and sympathetic decor and floor coverings have been added to all rooms. The exterior has also benefitted from a make over with new windows and doors matching with complimenting panelling.

As agents we would highly recommend an internal inspection to appreciate the features on offer.

NO CHAIN



The accommodation with approximate room sizes are as follows:

LIVING/KITCHEN/DINING ROOM

24' 7" x 18' 4" (7.49m x 5.58m)

Replacement entrance door, double glazed window to front & rear elevations, double glazed French doors to rear garden. Stair flight to first floor landing, feature wood burner. Stainless steel single drainer sink unit with mixer tap and cupboards under. Range of cupboards, drawers and units with adjacent work tops and wall mounted matching units. Concealed filter hood over a four ring induction hob with electric oven under. Integrated Bosch dishwasher, space for washing machine and space for tumble dryer. Feature central island with matching work top and storage cupboards & drawers under. Laminate flooring, two radiators.

CLOAKROOM

4' 8" x 2' 4" (1.42m x 0.71m)

Recessed lighting, double glazed frosted window to side elevation. Low level WC with concealed cistern and wash hand basin with mixer tap. Wood effect tiled flooring.

FIRST FLOOR LANDING

Access to loft space, double glazed window to side elevation. Wooden flooring, radiator.

BEDROOM ONE

12' 7" x 8' 8" (3.83m x 2.64m)

Two double glazed windows to front elevation, fitted wall to wall cupboards. Wooden flooring, radiator.

BEDROOM TWO

9' 0" x 8' 9" (2.74m x 2.66m)

Double glazed window to rear elevation, wooden flooring, radiator.

SHOWER ROOM

8' 0" x 5' 6" (2.44m x 1.68m)

Recessed lighting, double glazed frosted window to rear elevation. Low level WC with concealed cistern, over sized wash hand basin with vanity cupboards under and double shower cubicle with screen doors. Tiled walls and flooring. heated towel radiator.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk



FRONT GARDEN

Open plan with block paved driveway and patterned concrete area for off road parking. Double wooden gates to side access.

REAR GARDEN

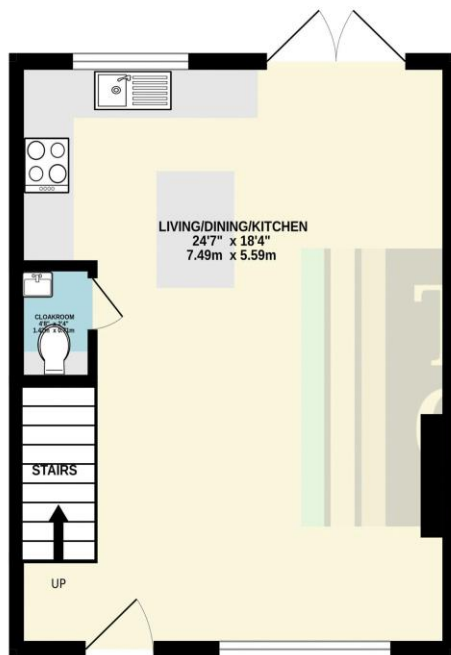
Large decked area, laid mainly to lawn. Fencing, timber shed, outside water tap. Access to side via double wooden gates.



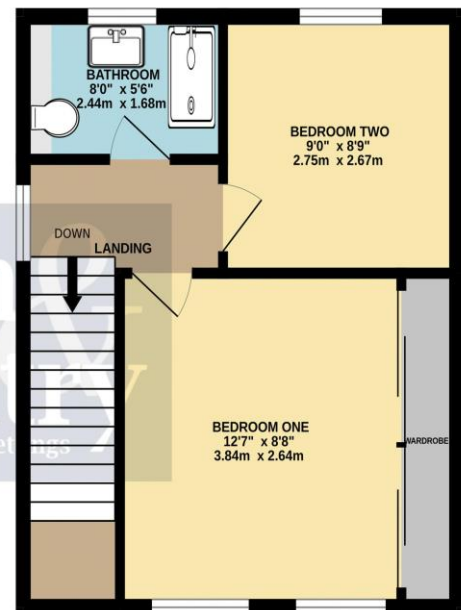


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.7 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.

Made with Metropix ©2026

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.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk