

**Beaumont Avenue, Brightlingsea
CO7 0NG
£270,000 Freehold**

**Town &
Country**
residential sales and lettings



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



- QUIET CUL-DE-SAC LOCATION
- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE
- CONSERVATORY
- OPEN PLAN KITCHEN
- FAMILY BATHROOM
- LOFT ROOM
- SOUTH FACING GARDEN
- MINUTES WALK TO TOWN CENTRE & WATERFRONT

**** OUTSTANDING TWO BEDROOM BUNGALOW with LOFT ROOM ****

Located on a quiet Cul-de-sac, just minutes walk to the Town Centre and Beach, this immaculate semi-detached bungalow offers an excellent blend of modern living and comfort, ideal for families and couples seeking a convenient and stylish home.

The heart of this home is the open plan lounge which flows seamlessly into the conservatory, creating a generous social space that is wonderfully suited for relaxing or entertaining guests. The open plan kitchen, again into the conservatory has been thoughtfully designed making it an inviting area for everyday meals and gatherings. The bungalow features two well-proportioned double bedrooms. The contemporary bathroom is finished to a high standard, adding a touch of luxury to everyday living.

A unique highlight of this property is the additional loft room, offering valuable extra space that can be tailored to suit various needs, whether for storage, a study or hobby room. The south-facing garden is an outstanding feature, basking in sunlight throughout the day and providing an idyllic setting for outdoor dining, gardening, or leisure activities.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Partially glazed wooden entrance door, laminate flooring, centre light, radiator. Stairs to loft room.

LOUNGE

12' 3" x 9' 11" (3.73m x 3.02m)

Carpet flooring, centre light, radiator. Open plan into conservatory.

CONSERVATORY

15' 10" x 9' 6" (4.82m x 2.89m)

Windows to side and rear aspects, French doors to rear garden, carpet flooring, centre light, radiator.

KITCHEN

10' 2" x 8' 10" (3.10m x 2.69m)

Window to rear aspect, tiled flooring, centre light. Range of wall and base units with integrated dishwasher, washing machine, fridge/freezer, eye level double oven, hob with extractor over, 1½ bowl composite sink/drain. Open plan into conservatory.

BEDROOM ONE

15' 0" x 11' 1" (4.57m x 3.38m)

Window to front aspect, carpet flooring, centre light, radiator. Built-in cupboard, wood panelling.

BEDROOM TWO

9' 11" x 9' 4" (3.02m x 2.84m)

Window to front aspect, carpet flooring, centre light, radiator. Currently used as a beauty treatment room.



FAMILY BATHROOM

6' 10" x 4' 5" (2.08m x 1.35m)

Obscured window to side aspect, tiled flooring, inset spot lights. Panelled bath with shower over, low level WC, pedestal wash hand basin, fully tiled walls, heated towel rail.

LOFT ROOM

12' 11" x 10' 6" (3.93m x 3.20m)

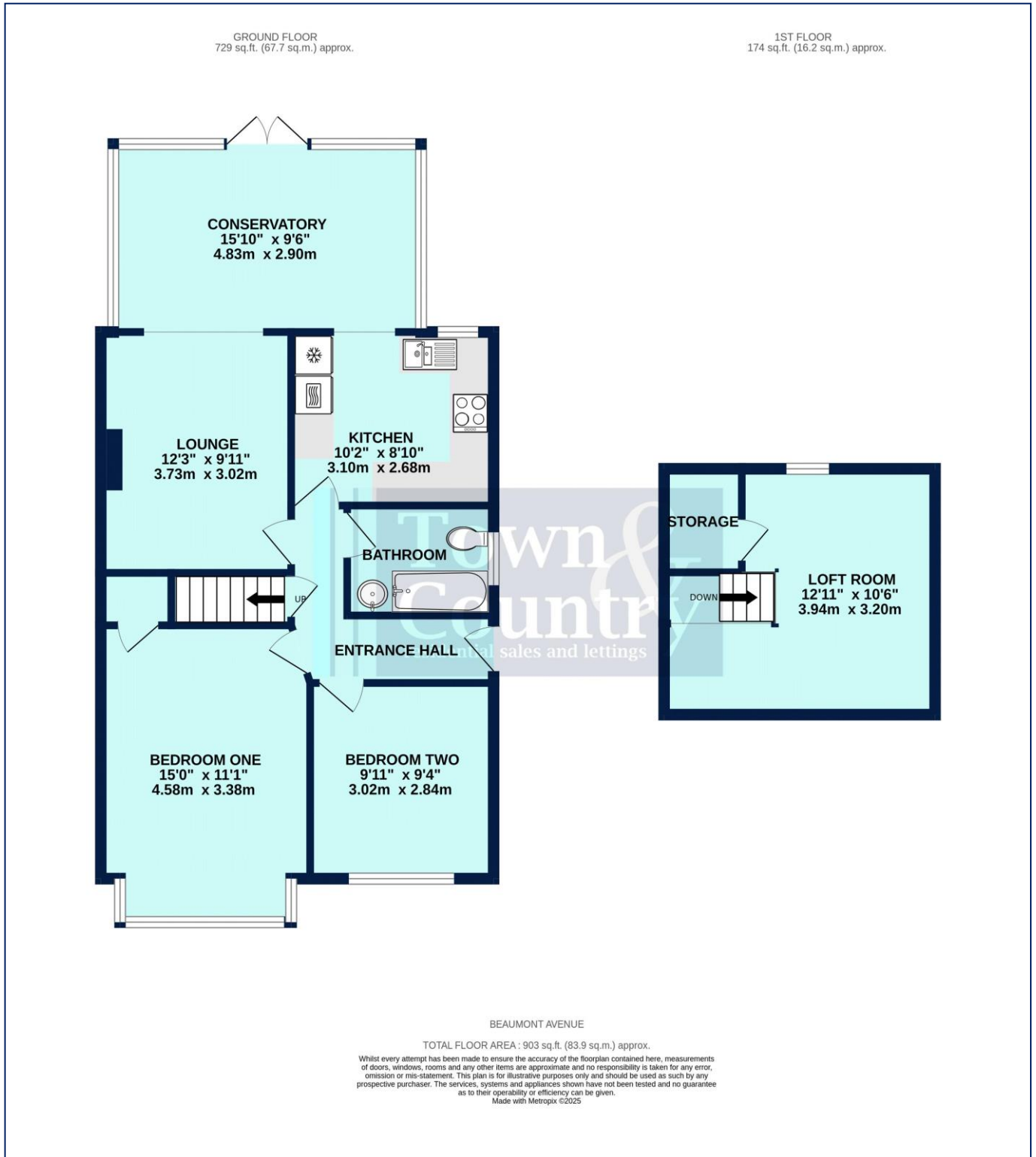
Window to rear aspect, carpet flooring, centre light, radiator, under eaves storage.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 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

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

www.townandcountryresidential.co.uk