

# LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX  
Telephone: 01206 302639 'Fax: 01206 302874  
E-mail: [info@lucasestates.com](mailto:info@lucasestates.com) Website: [www.lucasestates.com](http://www.lucasestates.com)



**5 MILL STREET, BRIGHTLINGSEA, ESSEX**

**PRICE £450,000 FREEHOLD**

**NO ONWARD CHAIN**

- \* DETACHED CHALET RESIDENCE SITUATED JUST OFF HURST GREEN \*
- \* GROUND FLOOR BED. 10'5" X 8'10" \* UTILITY ROOM \*
- \* LIVING AREA 27'7" X 19'2" \* BEDROOM 2. 10'8" X 8'10" \*
- \* FIRST FLOOR MASTER BEDROOM 12' X 10'9" + ENSUITE BATHROOM \*
- \* GAS CENTRAL HEATING SYSTEM \* DOUBLE GLAZING \*
- \* DETACHED BRICK GARAGE & LARGE TIMBER GARAGE \*
- \* REAR GARDEN 54' WIDE X 23' DEEP \* COUNCIL TAX BAND D. \*

**NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES & FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.**

**Property Misdescription Act**

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.

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A substantial detached chalet property situated just off Hurst Green and close to the town's High Street. The property has the benefit of a gas central heating system, double glazing and ample off road parking. The accommodation comprises :-

## **GROUND FLOOR**

**ENTRANCE HALL** with UPVC double glazed door and side panel. Radiator. Storage cupboard. Stairs to 1<sup>st</sup> floor.

**BEDROOM 3.** 10'5" x 8'10" with built in wardrobe cupboard. Radiator.

**UTILITY ROOM** 6'5" x 5'9" with double glazed window. Radiator. W.C. Worksurface with oval basin with shelf under and wall cabinet above.

**LIVING AREA** 27'7" max. x 19'2" with inset ceiling lighting. 2 radiators. Double glazed windows to 2 sides with Venetian blinds. Extensive range of fitted units including base unit cupboards and drawers, inset 1 ½ sink with mixer tap, inset gas hob, twin ovens. Worksurfaces. Centre island with cupboards and extractor over. Inset TV and electric fire. Double glazed double doors to rear garden.

## **FIRST FLOOR**

**LANDING** with eaves storage cupboard.

**BEDROOM 1.** 12' x 10'9" with hanging area. Radiator. Double glazed window with worksurface and inset drawers. Cupboard with boiler..

**ENSUITE BATHROOM** 11'6" x 8'11" with double glazed window. Inset ceiling lighting. Double ended bath with centre taps, W.C., large walk-in shower and wash hand basin with cupboard under.

**BEDROOM 2.** 10'8" x 8'10" with double glazed window. Radiator. Hanging area and storage units.

## **OUTSIDE**

The property is recessed from the road with a wide block paved area, which extends to the side fronting onto Whitegate Road with further off road parking space. To the other side of the property is a detached garage with up and over door, personal door and window. Gate to rear garden 54' wide and 23' deep with lawn. UPVC soffits, fascias and barge boards. Timber garage 19'7" x 9'8" with access from Whitegate Road with power and electric. Tool Store.

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## SERVICES

All main services are connected.

Council tax band D.

## VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE



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