

**Sydney Street, Brightlingsea  
CO7 0BD  
Offers in Excess of £220,000 Freehold**





- SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- EXTENDED KITCHEN/BREAKFAST ROOM
- LARGE LOUNGE/DINER
- GARDEN & SUMMERHOUSE
- GAS CENTRAL HEATING
- CLOSE TO TOWN CENTRE & BEACH
- TASTEFULLY DECORATED
- MOTIVATED VENDOR

## **\*\* TWO DOUBLE BEDROOMS \*\***

This charming semi-detached house is an ideal choice for first-time buyers and couples alike.

Internally to the ground floor you find a spacious open plan lounge/diner which provides a versatile space for both entertainment and dining, the tastefully extended kitchen is fully fitted with additional space for a breakfast bar for morning convenience. The first floor boasts two generously sized double bedrooms that provide ample space for relaxation and rest. The property is further enhanced by large bathroom, equipped with both bath and shower facilities, catering to all your personal needs.

One of the key attractions of this property is the location, situated close to both the town centre and beach, it offers a unique blend of amenities and coastal charm. Whether you're looking for convenient shopping, dining experiences, or beachside relaxation, this property places all this and more right at your doorstep. Overall, this semi-detached house represents a fantastic opportunity to acquire a delightful home in a sought-after location. It offers a comfortable and well-designed living space that is ready to be personalised and enjoyed.

**\*\* THE OWNER HAS FOUND THEIR NEXT HOME AND IS READY TO MOVE \*\***





The accommodation with approximate room sizes are as follows:

## **LOUNGE/DINER**

23' 1" x 11' 5" (7.03m x 3.48m)

uPVC partially glazed entrance door, windows to front and side aspect, carpet flooring, inset spot and centre lights, two radiators, stairs to first floor.

## **KITCHEN/BREAKFAST ROOM**

14' 6" x 10' 9" (4.42m x 3.27m)

French doors to rear garden, window to side aspect, tiled flooring, inset spot lights, radiator. Range of wall and base units with contrasting worktop, 5-ring gas hob with extractor over, eye level oven and microwave, 1½ bowl stainless steel sink/drain, space for washing machine, tumble dryer, fridge/freezer, breakfast bar.

## **FIRST FLOOR LANDING**

Loft access hatch. Doors to:

## **BEDROOM ONE**

14' 8" x 10' 9" (4.47m x 3.27m)

Windows to rear and side aspects, carpet flooring, two centre lights, two radiators.

## **BEDROOM TWO**

12' 9" x 8' 11" (3.88m x 2.72m)

Window to front aspect, carpet flooring, centre light, radiator.

## **FAMILY BATHROOM**

9' 11" x 8' 6" (3.02m x 2.59m)

Obscured window to side aspect, vinyl flooring, centre light, radiator. Panelled bath, low level WC, pedestal wash hand basin and separate shower enclosure. Storage cupboard housing boiler, fully tiled walls.

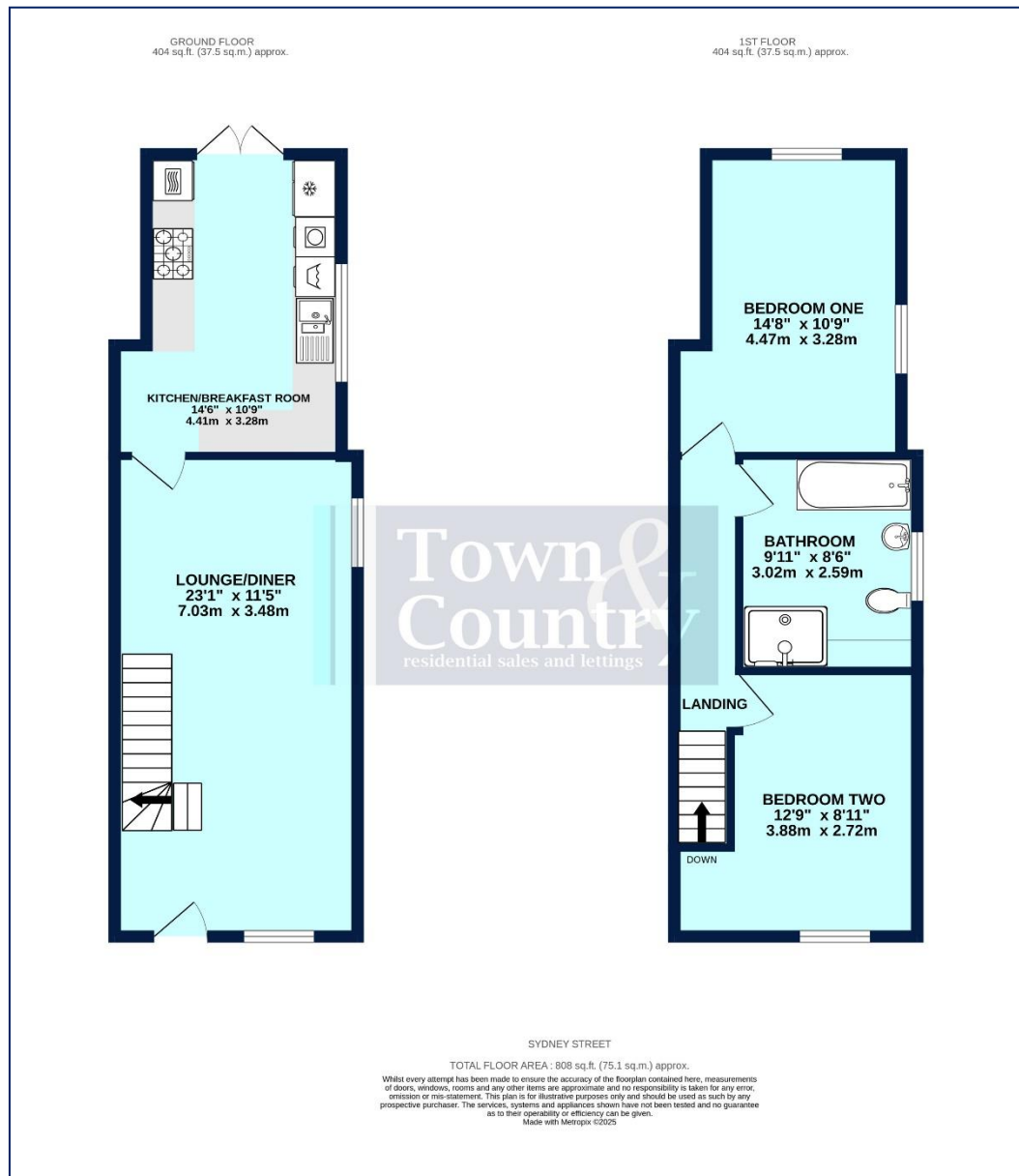
## **EXTERIOR**

Side access to rear garden, patio area, laid to lawn, summer house.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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