



Waterside, Brightlingsea, CO7 0FY

£525,000 Freehold



UNIQUE LUXURY, FOUR/BEDROOM, THREE BATHROOM CONTEMPORARY HOME WITH UNRIVALLED VIEWS OVER THE HARBOUR AND MARINA.

We are delighted to offer this remarkable home being just one of 5 recently built exclusive homes by the sea. This spacious and uber modern home offers executive accommodation spanning three floors with stylish decor, plush carpets and high specification - It simply must be viewed to fully appreciate the high end feel and location of this contemporary home.

The large entrance hall leads to the ground floor rooms where you will find a 45' kitchen/dining/family room - a fabulous entertaining space, which is flooded with natural light via the skylights and picture windows. The cutting edge design kitchen has an extensive range of sleek units, complete with island, and is equipped with integrated appliances and high spec oven. A large cloakroom completes the ground floor.

The stylish interior continues to the first floor landing leading to a bright and spacious living room, (with air conditioning) with picture windows and double doors onto private terraces to both the rear and the front with views and provides a great al fresco entertaining space. Also located on the first floor is bedroom four which overlooks the harbour, along with the luxury family bathroom.

A further flight of stairs rises to the top floor leading to three bedrooms. The principal bedroom (with air conditioning) and a stunning with a hotel style En-suite shower room, complete with a fabulous balcony, which takes in the Marina and sea views. Bedrooms two and three are both generous and have Juliette balconies with views. The outside of the property is well thought out - with an easy to maintain enclosed paved courtyard.

The front has an integrated "store room" which lends itself to a boat store or handy overflow storage area. There is secure underground parking for two cars.

A SUPERIOR HOME IN A RARELY AVAILABLE LOCATION BY THE WATERFRONT



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GROUND FLOOR

ENTRANCE HALLWAY

22' 6" x 6' 9" (6.85m x 2.06m)

KITCHEN/DINING/FAMILY ROOM

45' 0" x 24' 4" (13.71m x 7.41m)

CLOAKROOM

13' 8" x 3' 3" (4.16m x 0.99m)

FIRST FLOOR

FIRST FLOOR LANDING

LIVING ROOM

25' 10" x 21' 0" (7.87m x 6.40m)

FIRST FLOOR BALCONY

18' 3" x 0' 0" (5.56m x 0.00m)

BEDROOM FOUR

11' 4" x 9' 9" (3.45m x 2.97m)

FIRST FLOOR BATHROOM

8' 0" x 6' 5" (2.44m x 1.95m)

SECOND FLOOR

SECOND FLOOR LANDING

PRINCIPAL BEDROOM

15' 4" x 13' 6" (4.67m x 4.11m)

SECOND FLOOR BALCONY

18' 3" x 0' 0" (5.56m x 0.00m)

EN-SUITE SHOWER ROOM

7' 0" x 6' 5" (2.13m x 1.95m)

BEDROOM TWO

8' 0" x 5' 7" (2.44m x 1.70m)

BEDROOM THREE

11' 4" x 10' 7" (3.45m x 3.22m)

SECOND FLOOR BATHROOM

8' 0" x 5' 7" (2.44m x 1.70m)

EXTERIOR

STORAGE ROOM

15' 1" x 10' 4" (4.59m x 3.15m)

EXTERIOR

To the front of the property there is a front paved area with glass front boundary and matching opening access gates to storage room. To the rear of the property, from the living room level, there is an enclosed paved courtyard terrace.

PARKING

There are two underground secure parking spaces with gated access and further secure access up to the marina. Nos 174 and 175.











Ground Floor



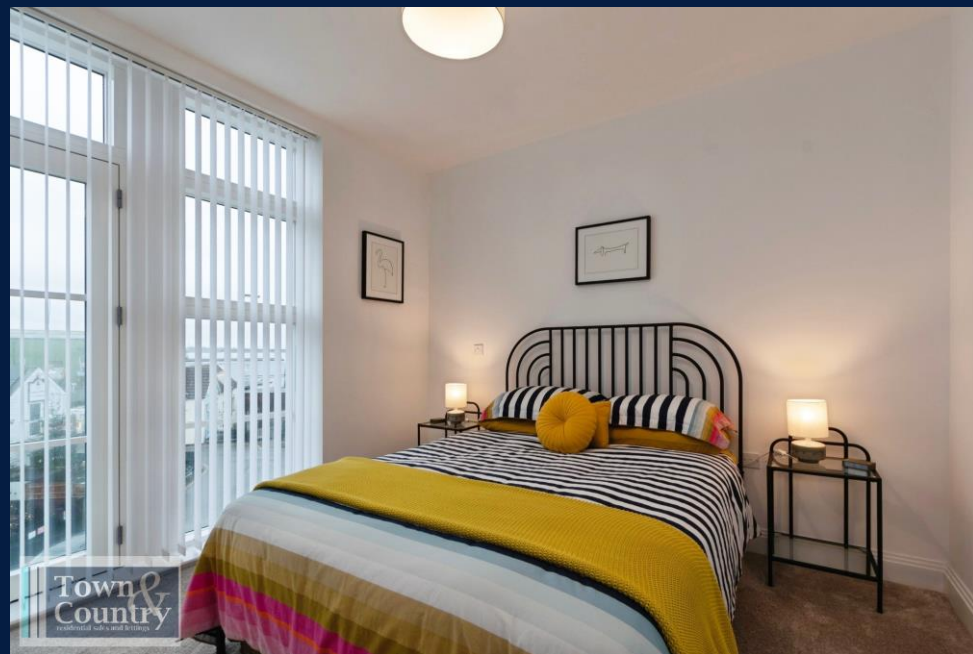
First Floor



Second Floor

Total floor area 237.4 sq.m. (2,555 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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