

**Springfields, BRIGHTLINGSEA
CO7 0LU
Guide Price £200,000 Leasehold**





- BUNGALOW ON OVER 55's DEVELOPMENT - NO CHAIN
- RECENTLY DECORATED
- NEW CARPETS
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN
- SUN ROOM
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- MINUTES WALK TO TOWN CENTRE

**** TWO BEDROOM BUNGALOW WITH OFF ROAD PARKING MINUTES' WALK TO TOWN CENTRE ****

Recently decorated with new carpets, this delightful over 55's bungalow is located just minutes walk to the Town Centre.

The accommodation includes fitted kitchen, lounge, sun room, two bedrooms, shower room and a low maintenance private garden.

NO CHAIN - HIGHLY DESIRABLE



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Partially glazed composite front door, vinyl flooring, centre light, electric radiator, two storage cupboards, loft access hatch.

KITCHEN

8' 5" x 8' 2" (2.56m x 2.49m)

Window to front, vinyl flooring, inset spot lights. Range of wall and base units incorporating fridge/freezer, washing machine, electric hob with extractor over, eye level oven, 1½ bowl stainless steel sink/drain.

LOUNGE

13' 8" x 10' 8" (4.16m x 3.25m)

French doors onto patio, vinyl flooring, centre light, electric heater.

SUN ROOM

7' 11" x 7' 3" (2.41m x 2.21m)

French doors to patio, vinyl flooring, wall mounted light, electric heater, vaulted ceiling.

BEDROOM ONE

10' 11" x 9' 10" (3.32m x 2.99m)

Window to rear, brand new carpet, centre light, electric heater.

BEDROOM TWO

7' 5" x 6' 9" (2.26m x 2.06m)

Window to front, brand new carpet, centre light, electric heater.



SHOWER ROOM

7' 5" x 4' 11" (2.26m x 1.50m)

Vinyl flooring, inset spot lights, double sized shower enclosure, combination vanity unit incorporating toilet and sink, heated towel rail.

EXTERIOR

FRONT

Laid to lawn with flower border, car-port.

REAR

Low maintenance garden with patio and raised flower bed.

AGENT'S NOTES

Lease Start Date 30th Aug 2017

Lease End Date 28th Sep 2086

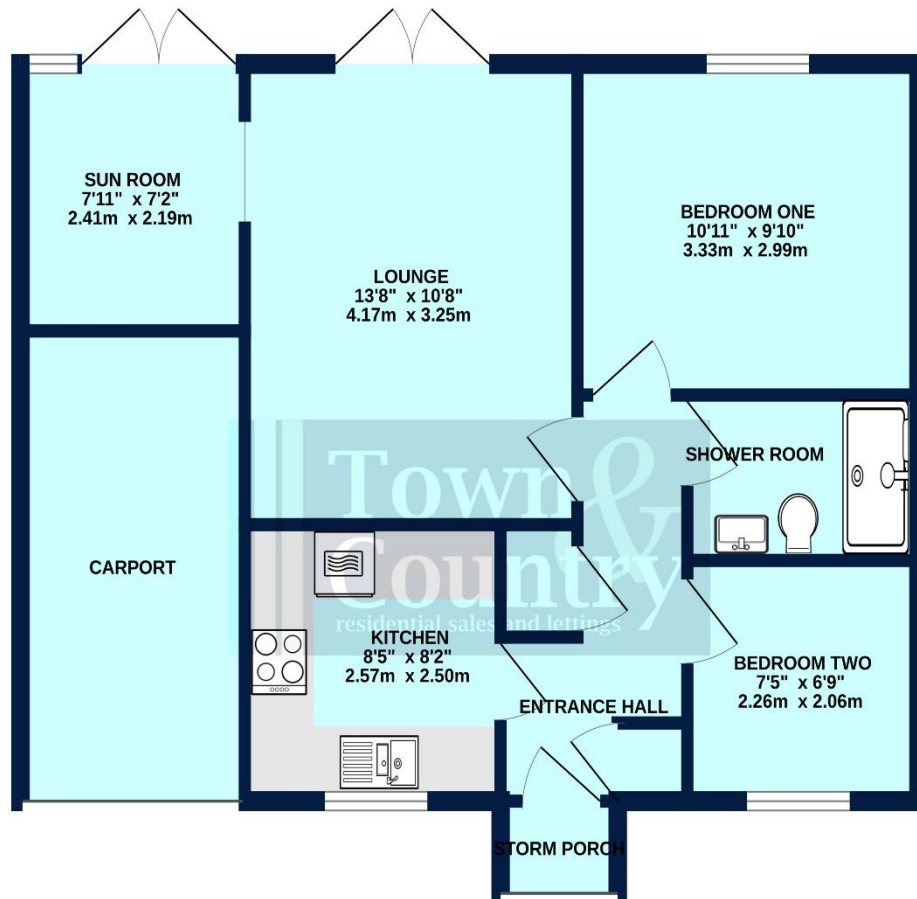
Lease Term 99 years from 28 September 1987

Lease Term Remaining 62 years



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR 639 sq.ft. (59.4 sq.m.) approx.



SPRINGFIELDS

TOTAL FLOOR AREA: 639 sq.ft. (59.4 sq.m.) approx.

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