

**Regent Road, Brightlingsea,  
CO7 0NN  
Guide Price £625,000 Freehold**

**Town & Country**  
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

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- DETACHED EDWARDIAN FAMILY HOME
- BUILT APPROXIMATELY 1913
- LIVING ACCOMMODATION OVER THREE LEVELS
- BESPOKE FITTED KITCHEN WITH ISLAND – UTILITY
- BIFOLD DOORS OPENING ONTO THE REAR GARDEN
- LOUNGE WITH BAY WINDOW
- EN SUITE, FAMILY BATHROOM & WC
- ESTABLISHED REAR GARDEN
- GARAGE OFF ROAD PARKING
- AMPLE LIVING SPACE

A SUPERB OPPORTUNITY TO ACQUIRE THIS SUBSTANTIAL FAMILY HOME \*\*\* Rarely available, we are delighted to offer this Edwardian four bedroom detached house positioned in sought after residential road of Brightlingsea \*\*\*This lovingly cared for unique home includes living accommodation over 3 levels- The ground floor consists spacious living accommodation including additional add-ons over time the main feature to the ground floor is the bespoke fitted kitchen with island, ideal for entertaining opening onto snug/dining room with views onto the west facing garden via the bifold doors, you will also find a utility room, lounge with bay window feature a further reception room currently used as an office but also has a versatile living opportunity for a potential annex- Integral door to garage- The hallway and landings to the property create an abundance of wealth with the high ceilings-The main bedroom is complimented by a shower room en-suite, built in eves storage, views overlooking the bowling green also boasting its own level – the first floor includes three bedrooms and family bathroom- The Property has an alarm system- This charming home includes off road parking and garage with electric door, side access to the beautifully established rear garden- Located in one of the most desirable roads and within short distance of shops and promenade, A wonderful opportunity that

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**The accommodation with approximate room sizes are as follows:**

#### **ENTRANCE**

UPVC front door opening onto: hall with window to side Karndean flooring, pendant light, radiator with cover, two under stairs storage cupboards, alarm system, doors leading to: lounge and living room

#### **CLOAKROOM**

Karndean flooring, inset spot lights, towel rail, low level W.C, vanity unit with laminate work surface, tiled splash back

#### **LOUNGE**

14' 0" X 15' 3" (4.26M X 4.64M)

Bay window to front, carpet flooring, center light with ceiling rose, 4 x wall lights, 2 x radiator, space for ample furniture, gas fireplace with stoned mantle hearth and surround, door leading to: hallway

#### **KITCHEN/DINER**

28' 5" X 13' 2" (8.65M X 4.01M)

Window to rear, Kardean flooring, pendant light, inset spot lights, modern fitted bespoke kitchen, range of wall and base grey gloss units, granite worktops, integrated induction Neff hob, Siemens extractor hood integrated to worktops, wall mounted double oven, AEG fridge and freezer, Neff dishwasher, inset sink with integrated grained drainer, island with built in storage, space for stools, fitted lights under units, space for wine cooler, open space onto dining room, bifold door onto rear garden, tiled feature walls

#### **UTILITY ROOM**

6' 7" X 7' 4" (2.01M X 2.23M)

Window to rear, laminate flooring, centre light, loft hatch to extension roof, range of wall and base units, laminate worktops, wall mounted boiler, door leading to: kitchen

#### **OPEN PLAN LIVING ROOM/SNUG**

24' 3" X 13' 10" (7.39M X 4.21M) - (11' 1" X 8' 4")

2 x pendant ceiling light, radiator, Karndean flooring, fitted skirting, bespoke covering, ample space for furniture, opening onto: kitchen/diner

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### **STUDY/OPTION FOR GROUND FLOOR BATHROOM**

Velux window, tiled flooring ceiling light, radiator, original skirting, arch way to open plan living/snug, door leading to: W.C, integral garage

### **FIRST FLOOR LANDING TO 2ND FLOOR**

Window to side (original windows), carpet flooring, doors leading to: bedroom 2,3,4, light

### **2ND FLOOR LANDING**

Door leading to: bedroom 1

### **LOFTS**

Three lofts, some are boarded and insulated

### **BEDROOM 1**

11' 2" X 19' 3" (3.40M X 5.86M)

Double glazed window to front, carpet flooring, center light, radiator, space for king size bed, fitted wardrobes, eves storage, light and boarded loft hatch, door leading to: en-suite

### **EN-SUITE**

Karndean flooring, inset spot lights, towel rail, walk in shower, tiled splash back, vanity unit with bowl sink, additional storage and wall mounted mirror, door leading to: bedroom 1

### **BEDROOM 2**

11' 10" x 13' 11" (3.60m x 4.24m)

Window to rear, carpet flooring, centre light, radiator, built in wardrobes, space for king size bed, views over rear garden, door leading to: landing

### **BEDROOM 3**

11' 10" X 15' 1" (3.60M X 4.59M)

Double glazed Bay window to front, carpet flooring, centre light, radiator, space for King size bed, ample space for furniture, original skirting, views onto bowling green, door leading to: landing

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#### **BEDROOM 4**

12' 0" X 7' 10" (3.65M X 2.39M)

Window to front, carpet flooring, centre light, radiator, single room, space for furniture, original skirting, views onto bowling green, door leading to: landing

#### **FAMILY BATHROOM**

Double glazed frosted window to rear, Karndean flooring, inset spot lights, wall mounted towel rail, fitted suite including panelled bath with built in tap and shower hood, vanity unit with oval sink, wall mounted W.C, separate shower enclosure with tiled walls, doors leading to: landing

#### **OUTSIDE**

Rear

Patio area over two levels, remainder laid to lawn, garden is well established, stocked with mature shrubs, bushes and trees, 2 x Pergola area's, garden shed with power attached to the outside

Access to rear is shared passage way via side

Front

Blocked paved driveway allowing off road parking for ample cars, integral garage with power and light, electric door, low level brick wall boundary with hedging, further fence boundary to the side

Garage single with electric door, power and light, integral door to property



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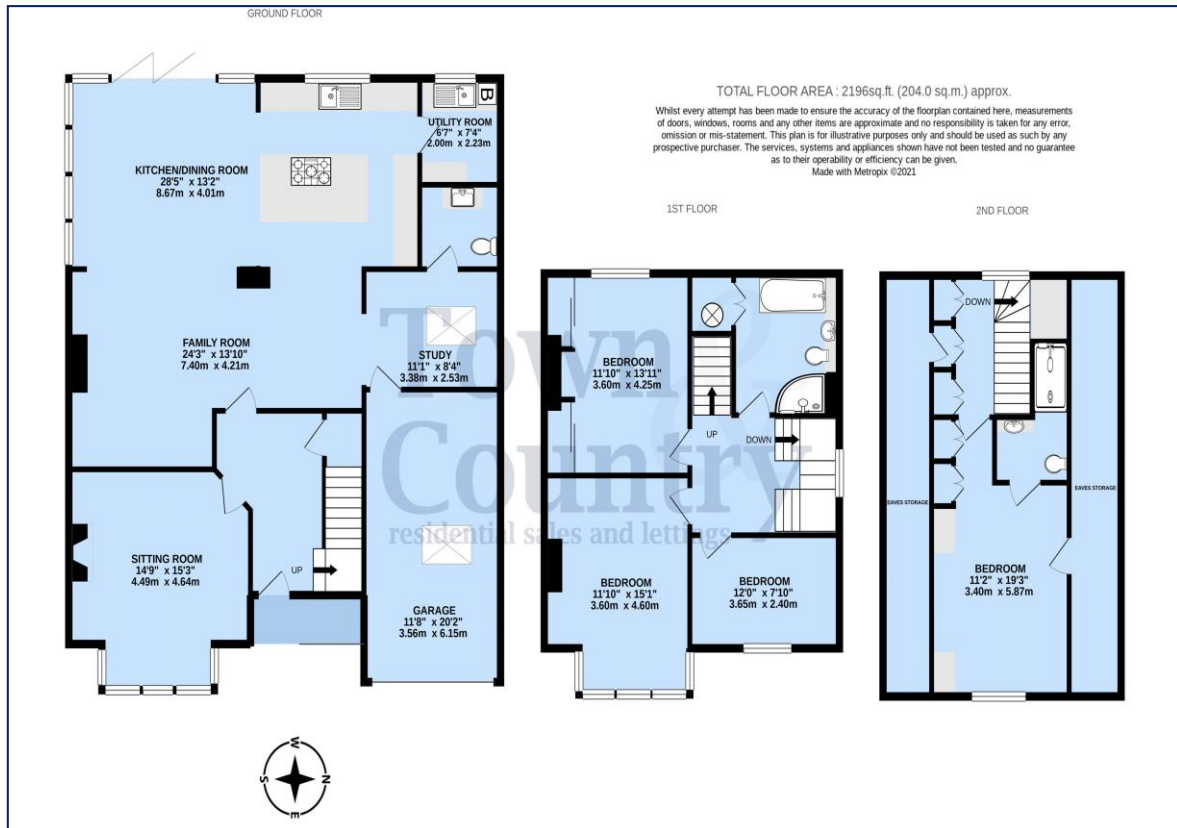
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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