

**Promenade Way, Brightlingsea
CO7 0LW
£55,000**

Town & Country
residential sales and lettings





- 2 BEDROOM DETACHED LODGE
- LOUNGE
- KITCHEN/DINER
- FAMILY BATHROOM
- DOUBLE GLAZING
- CENTRAL HEATING
- DECKING TO FRONT AND SIDE
- DELIGHTFUL OUTSIDE SPACE
- PARKING
- CALL NOW TO VIEW

TOWN AND COUNTRY residential are pleased to offer for sale this 2 bedroom well maintained scenic lodge in a quiet location, The property consists of 2 bedrooms, lounge leading to kitchen/diner, bathroom. The outside space has it's own private decking with a beautiful garden plus off road parking. A rare opportunity to purchase this delightful home on the well located holiday Leisure Village within a stones throw of the waterfront and a short stroll to the shops, and amenities The site is open 1st March - 30th November



The accommodation with approximate room sizes are as follows:

LOUNGE

Window to side and patio doors to balcony, centre fan light, wooden beams, gas fire with surround, electric heating system, carpet

KITCHEN/DINER

Window to front, a range of matching wall and base units. integrated gas oven with tiled splash back, space for washing machine and fridge freezer, vinyl floor, centre lights

BEDROOM 1

Window to side, centre light, carpet, electric heater pad, fitted wardrobes, cupboard over bed and dressing table

BEDROOM 2

Window to rear, centre and wall mounted lights, carpet, electric heat pad, fitted wardrobes and built-in dresser

BATHROOM

Obscured window to side, vinyl floor, centre light, low level WC, pedestal wash hand basin, panelled bath with shower connection, heated towel rail

OUTSIDE

Pretty garden with decking area, lawn with pathway, mature shrubs, flower beds and parking.



AGENT'S NOTE

A legal representative must be engaged to complete the sale and purchase of these lodges.

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied