



**Town & Country**  
residential sales and lettings

**Ladysmith Avenue, Brightlingsea, CO7 0JD**  
**Guide Price £550,000-£600,000 Freehold**

**Town & Country**  
residential sales and lettings

**\*RARELY AVAILABLE\***

**FIVE BEDROOM ESTABLISHED DETACHED FAMILY HOME SITTING ON A PLOT EXTENDING TO 0.29 ACRES WITH HUGE SCOPE FOR FURTHER IMPROVEMENT INCLUDING DEVELOPEMTN POTENTIAL stp.**

Exuding charm and character and a wealth of further opportunities, is this rare substantial five bedroom established property located in a non-estate location on the fringe of Brightlingsea bustling town centre.

Set out over two floors, the sizable accommodation comprises of entrance porch, entrance hall, lounge, dining room, living room, conservatory, kitchen, utility room and cloakroom.

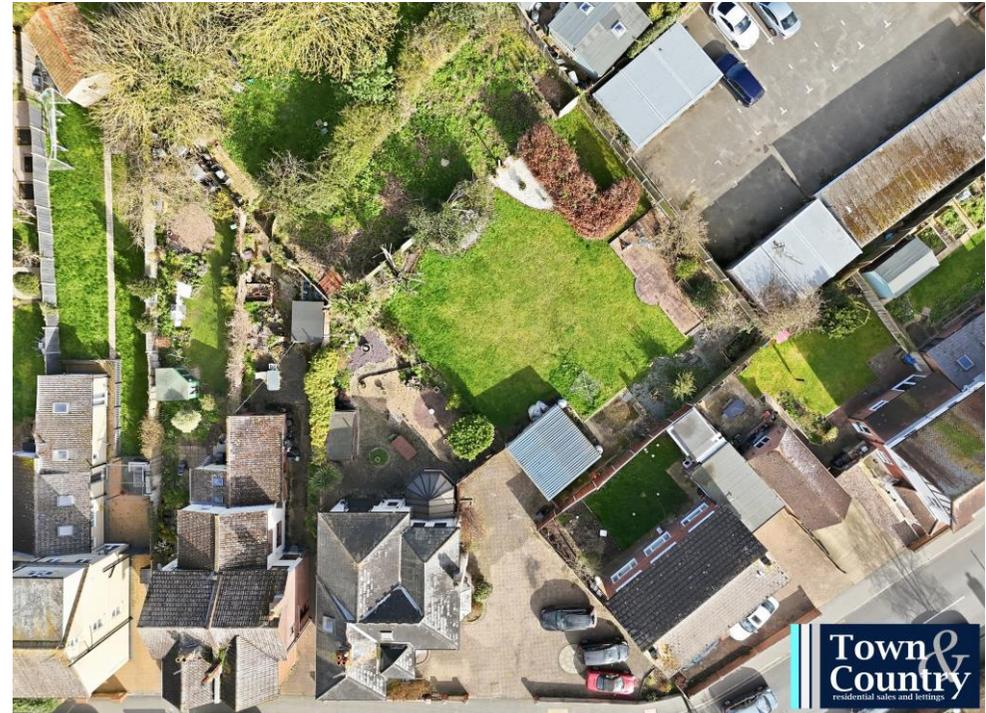
The first floor leads from the landing with doors to five first floor bedrooms, with bedroom one enjoying an En-suite bathroom and a balcony taking in the views of the gardens, bedroom two also has an En-suite shower room, plus a family bathroom for convenience.

As previously mentioned, the property occupies a glorious and generous plot of approximately 0.29 of an acre, being mainly grassed and mature plantings incorporating a 76 x 27ft vegetable plot.

Block paving to the side of the house affords plenty of off road parking for numerous vehicles, motorhome or boat store, along with a double garage.

**THIS GENEROUSLY SIZED HOUSE AND PLOT REALLY LENDS ITSELF TO A GROWING FAMILY ALONG WITH THE HUGE POTENTIAL - SUBJECT TO PLANNING - THE POSSIBILITY FOR FURTHER ADDITIONAL COMMERCIAL OR RESIDENTIAL DEVELOPMENT.**

The seller has now found an onward purchase and keen to secure a buyer.



**Ladysmith Avenue, Brightlingsea, CO7 0JD**

## GROUND FLOOR

### ENTRANCE PORCH

6' 2" x 1' 8" (1.88m x 0.51m)

### ENTRANCE HALLWAY

### LOUNGE

25' 7" x 12' 7" (7.79m x 3.83m)

### CONSERVATORY

11' 11" x 10' 8" (3.63m x 3.25m)

### LIVING ROOM

14' 9" x 12' 10" (4.49m x 3.91m)

### KITCHEN

13' 6" x 9' 6" (4.11m x 2.89m)

### DINING ROOM

14' 6" x 12' 10" max (4.42m x 3.91m)

### UTILITY ROOM

5' 11" x 7' 9" (1.80m x 2.36m)

### CLOAKROOM

8' 1" x 2' 10" (2.46m x 0.86m)

## FIRST FLOOR

### FIRST FLOOR LANDING

### BEDROOM ONE

14' 5" x 13' 10" (4.39m x 4.21m)

### EN-SUITE BATHROOM

11' 8" x 6' 7" (3.55m x 2.01m)

### BEDROOM TWO

14' 6" x 12' 7" max (4.42m x 3.83m)

### EN-SUITE SHOWER ROOM

11' 6" x 5' 2" (3.50m x 1.57m)

### BEDROOM THREE

12' 10" x 11' 6" (3.91m x 3.50m)

### BEDROOM FOUR

11' 6" x 9' 6" (3.50m x 2.89m)

### BEDROOM FIVE

12' 0" x 6' 10" (3.65m x 2.08m)

### FAMILY BATHROOM

6' 5" x 5' 11" (1.95m x 1.80m)

## EXTERIOR

### FRONT GARDEN

The front garden area is predominantly laid to block paving with ample off road parking and access to a double garage.

### REAR GARDEN

Crazy paved patio area, lawned garden with flower beds. Timber shed with power and light, further rear patio and access to an extensive vegetable plot approx 76ft x 27 ft.

### DOUBLE GARAGE

Detached with twin up and over doors.





**Town & Country**  
residential sales and lettings



**Town & Country**  
residential sales and lettings



**Town & Country**  
residential sales and lettings



**Town & Country**  
residential sales and lettings



**Town & Country**  
residential sales and lettings



**Town & Country**  
residential sales and lettings



**Town & Country**  
residential sales and lettings



**Town & Country**  
residential sales and lettings



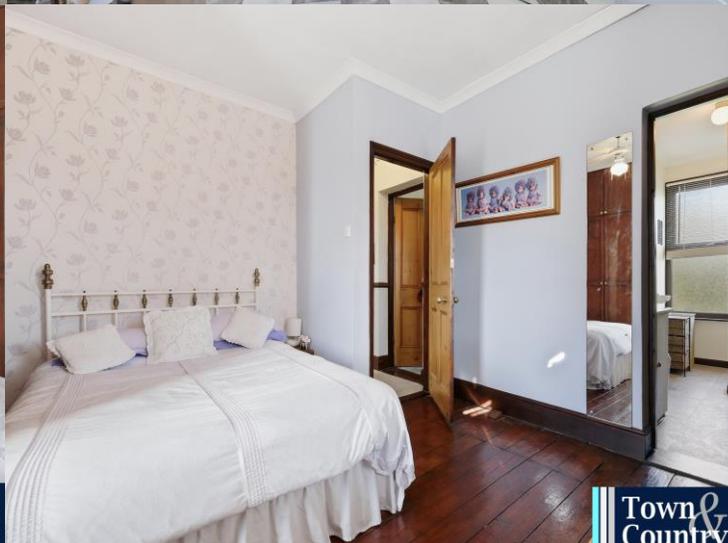
**Town & Country**  
residential sales and lettings



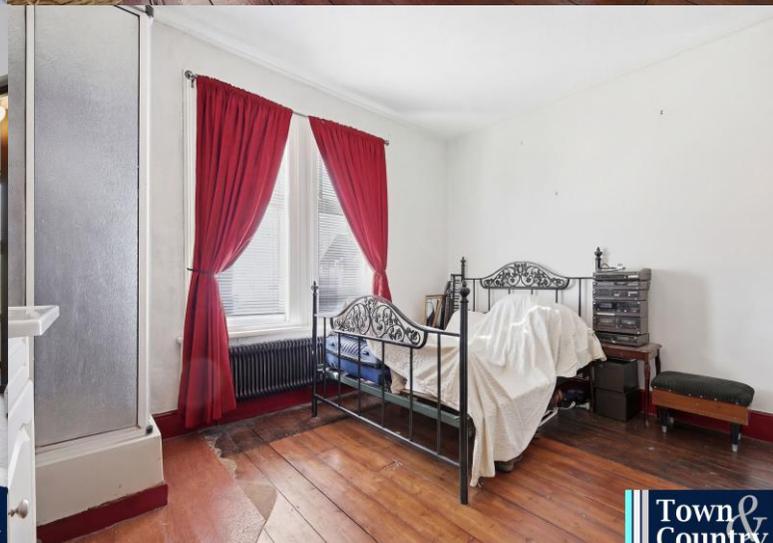
**Town & Country**  
residential sales and lettings



**Town & Country**  
residential sales and lettings



**Town & Country**  
residential sales and lettings

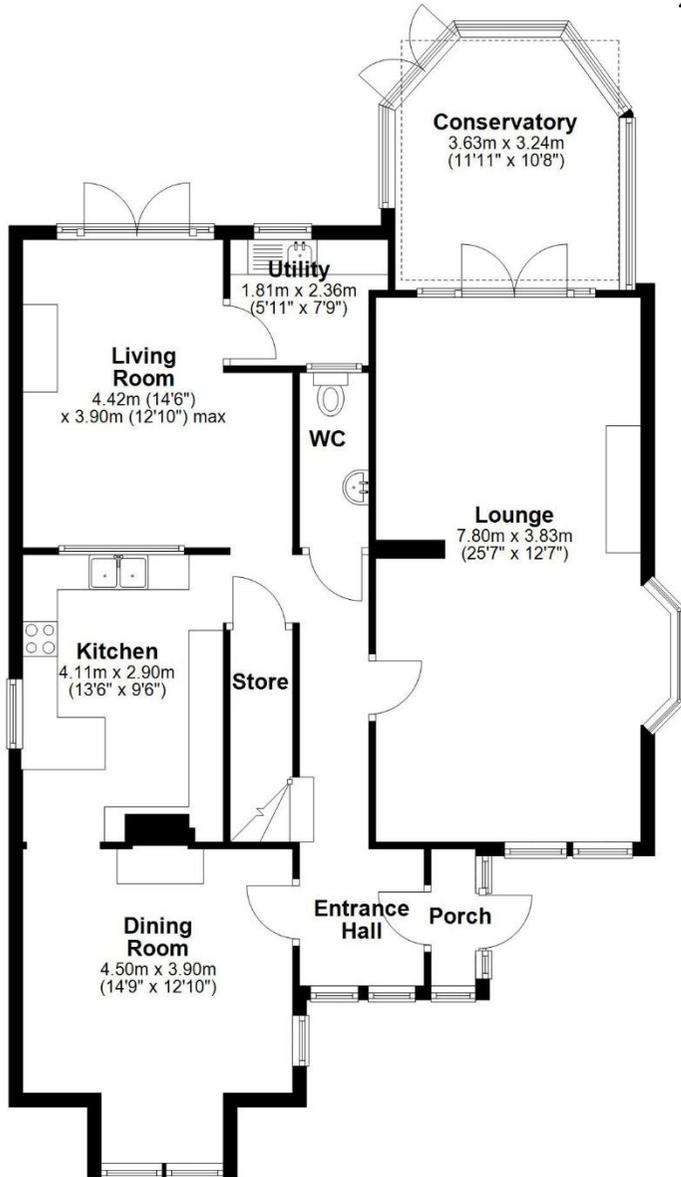


**Town & Country**  
residential sales and lettings



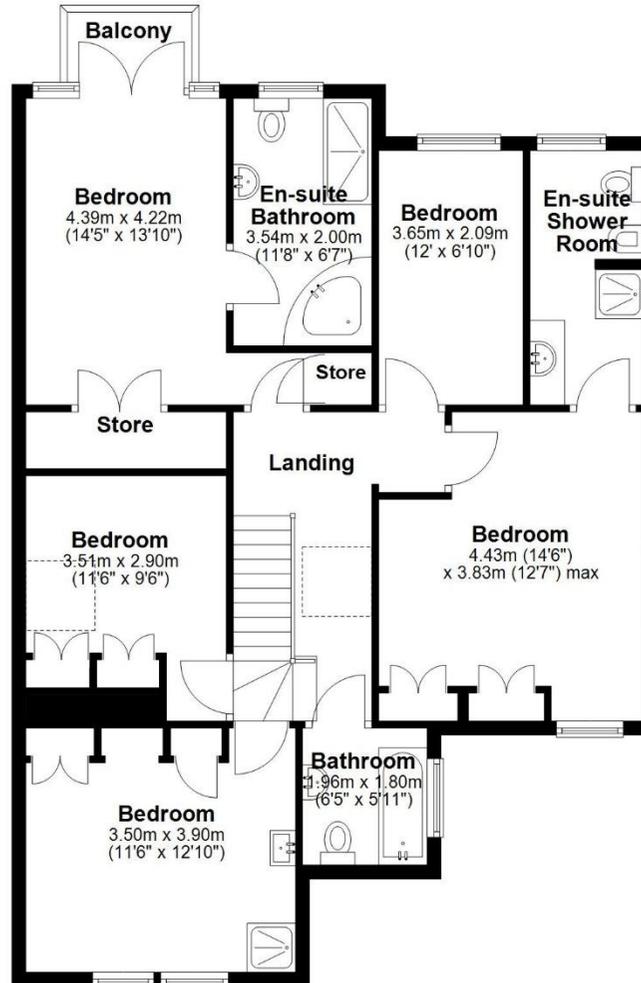
### Ground Floor

Approx. 106.8 sq. metres (1149.1 sq. feet)



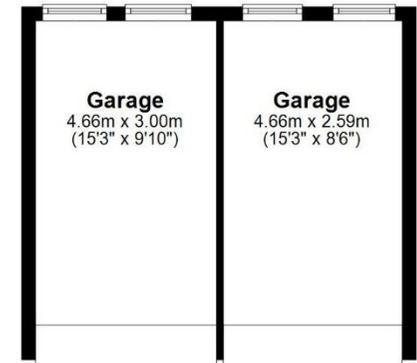
### First Floor

Approx. 94.7 sq. metres (1019.1 sq. feet)



### Garages

Approx. 26.5 sq. metres (285.1 sq. feet)



Total area: approx. 227.9 sq. metres (2453.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.



**Town & Country**  
residential sales and lettings



**Town & Country**  
residential sales and lettings



**Town & Country**  
residential sales and lettings



**Town & Country**  
residential sales and lettings

9 Osbornes Court, Victoria Place  
Brightlingsea, Essex CO7 0EB  
Tel: 01206 302288

property@townandcountryresidential.co.uk  
www.townandcountryresidential.co.uk

rightmove ZOOPLA @PrimeLocation.com The Property Ombudsman APPROVED CODE DPS OnTheMarket

*These sale particulars have been prepared as a general guide and their accuracy is not guaranteed. Room sizes are not to be relied on. A survey has not been carried out nor has the plumbing, heating and electrics or appliances been tested. Floor plans are for illustration purposes only and not to scale. These details do not form any part of any contract. If there are important matters likely to affect your decision to buy, please contact us before viewing this property and seek appropriate legal advice before entering into any contracts to purchase.*