

Harbour Square, Brightlingsea, CO7 0GE
Guide Price £350,000 - £375,000 Leasehold

Town & Country
residential sales and lettings



- **Luxury Duplex Penthouse Overlooking Marina**
- **Stunning Views**
- **3 Double Bedrooms**
- **Modern Open Plan Kitchen / Dining Room**

- **Bright And Airy Lounge**
- **Family Bathroom And En-Suite**
- **Large Corner Roof Terrace**
- **2 X Secure Underground Parking**

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Guide Price 350,000-375,000 - Magnificent sea views and rarely available this executive 3 bedroom duplex penthouse is situated in the prestigious waterfront marina and estuary at Brightlingsea. The location is ideal being just a short walk from the bustling promenade and high street, a short drive to Wivenhoe railway station where you can commute to London Liverpool Street. Colchester also being a short drive away. This luxury 3 bedroom apartment offers comfortable accommodation throughout. The kitchen area is open plan kitchen diner, which is well equipped. The lounge on the top floor leads to its own private roof terrace which is SOUTH facing where you can relax, unwind and enjoy the stunning view. The bathroom, which is en-suite to master bedroom is ideal for the busy lifestyle. The property also comes with 2 secure underground car parking spaces and is to be offered chain free. An internal viewing is highly recommended call us now.

The accommodation with approximate room sizes are as follows:

Security entry door system

HALL

Wood effect flooring, spot lights, storage cupboard housing fuse box

BEDROOM 1

14' 8" x 11' 3" (4.47m x 3.43m)

Double bedroom with Juliet balcony and built in wardrobes, carpet flooring, radiator, door leading to ensuite

EN-SUITE

Tiled flooring, inset spot lights, heated towel rail, 4 piece suite consisting of low level w.c, pedestal hand wash basin, shower enclosure and paneled bath, fully tiled walls, extractor fan

BEDROOM 2

15' 7" x 8' 4" (4.76m x 2.55m)

Double bedroom with Juliet balcony, inset spot lights, carpet flooring, radiator

FAMILY BATHROOM

Tiled flooring, inset spot lights, heated towel rail, shower cubicle, low level w.c, pedestal hand wash basin, fully tiled walls, extractor fan

KITCHEN/DINER

24' 11" x 14' 7" (7.59m x 4.44m)

Wood effect flooring, inset spot lights, radiator, spacious modern kitchen and dining room with a range of wall and base units with worktop over, one and a half sink and drainer with mixer taps, built-in electric oven & grill with hob, integrated microwave, and slimline dishwasher, space for fridge freezer, washing machine and tumble dryer, storage cupboard, multi feature socket, juliet balcony, stairs to first floor



LANDING

Carpet flooring, inset spot lights & wall mounted

LOUNGE

23' 0" x 21' 8" (7.02m x 6.6m)

large reception room with 2 x Velux windows to rear, carpet flooring, inset spot lights, radiator, double doors to patioed outside space with stunning views onto Marina / Harbour.

BEDROOM 3

19' 8" x 11' 1" (6m x 3.37m)

2 x Velux window to rear, carpet flooring, inset spot lights, radiator, bright and airy room

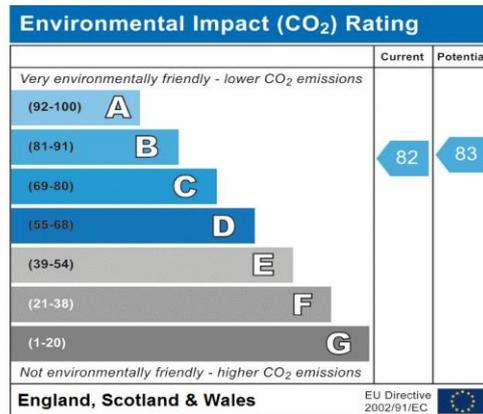
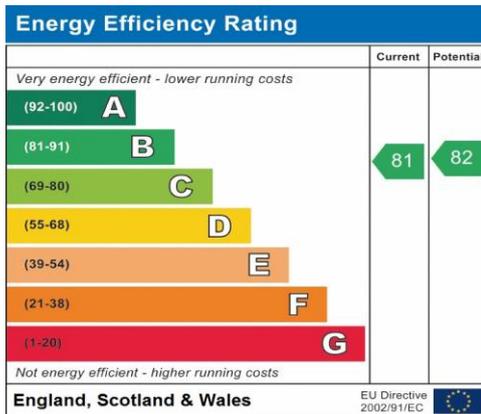
OUTSIDE

Rear South facing, fully blocked paved with stunning roof views overlooking the marina/harbour

2 allocated underground parking spaces

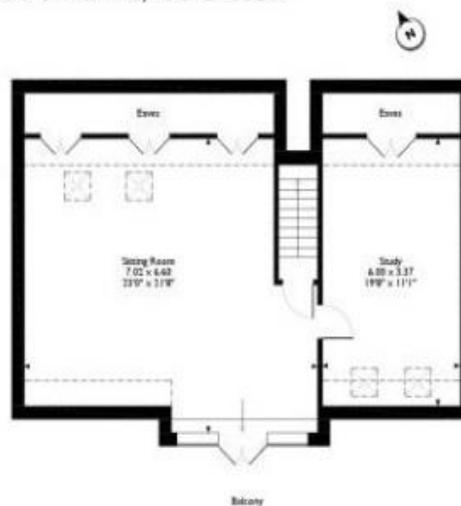
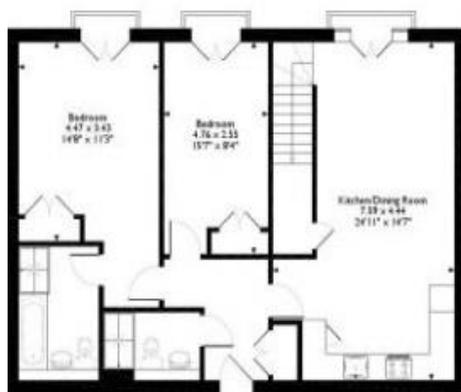
EPC Rating B Council Tax Band E





Reference:
1782

41 Harbour Square Waterside Marina, Colchester



Second Floor

Third Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.