

**Sydney Street, Brightlingsea,  
CO7 0GH  
£230,000**

**Town &  
Country**  
residential sales and lettings



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- Harbourside
- Two Bedrooms
- Second Floor
- Garden Views
- Excellent Decriptive Order
- Close To Town
- Juliet Balconies
- Close To Waterfront
- En-Suite
- Must View

**\*\*HARBOURSIDE\*\*** This Luxury two bedroom second floor apartment is presented in excellent order throughout, and offers great living space enjoying views over the developments gardens. call today to secure your viewing.





The accommodation with approximate room sizes are as follows:

#### **ENTRANCE**

Communal entrance door to entrance hall with stairs to all floors:

#### **FLAT ENTRANCE**

Radiator, built in double cupboard and doors to:

#### **BEDROOM 1**

13' 5" x 14' 2" (4.09m x 4.31m) >9'4

A great size main bedroom with double glazed windows and French doors to Juliet balcony over looking the developments gardens, radiator and door to:

#### **EN-SUITE**

White suite comprising shower cubicle, low level wc, wash hand basin, heated towel rail, extractor.

#### **BEDROOM 2**

13' 5" x 9' 8" (4.09m x 2.94m)

Radiator, double glazed window overlooking the developments gardens.

#### **BATHROOM**

White suite comprising panelled bath, wash hand basin, low level wc, heated towel rail, extractor, tiled floor, tile splash backs.



Brightlingsea Marina

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

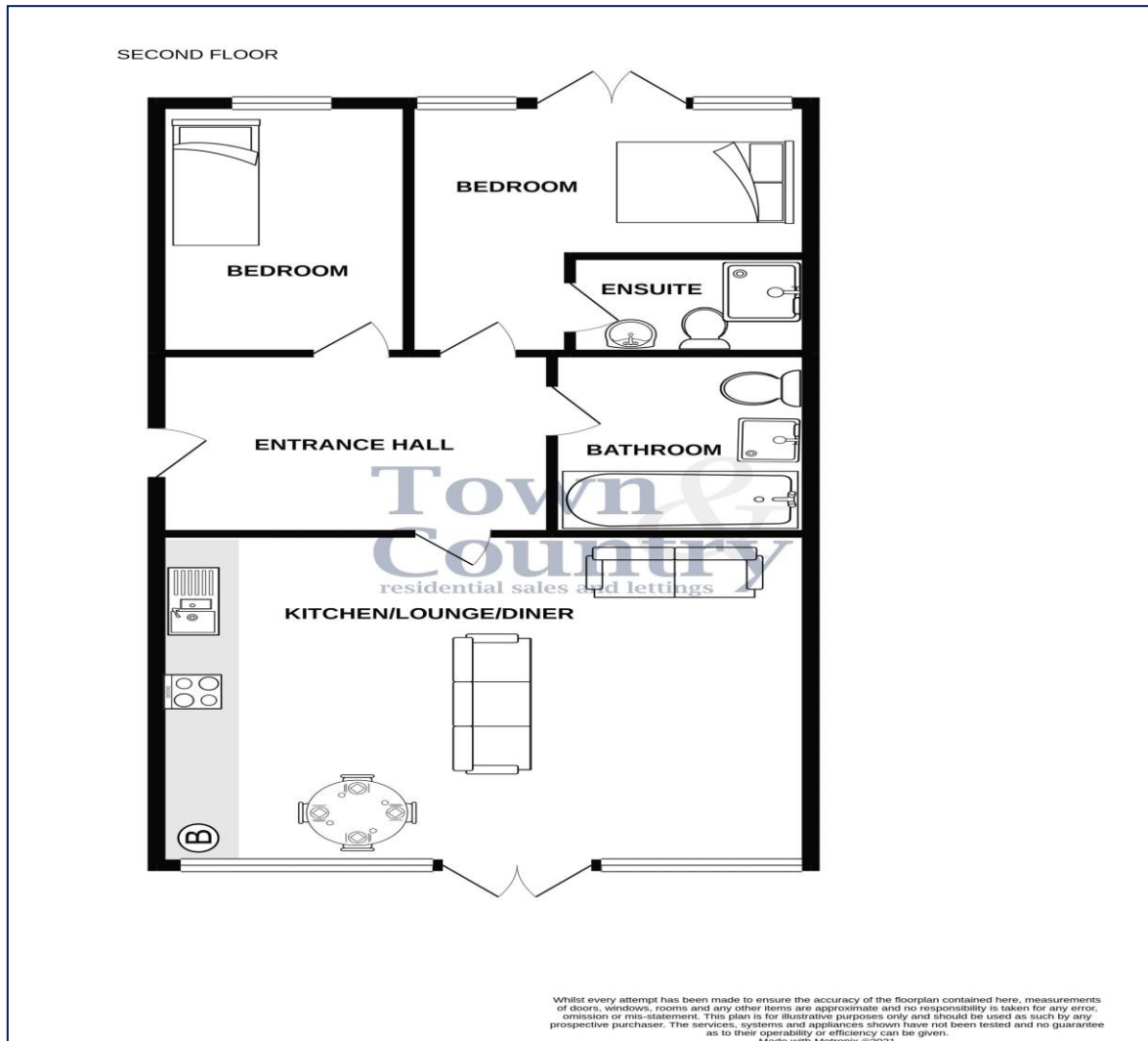
### LOUNGE/KITCHEN

18' 9" x 17' 9" (5.71m x 5.41m)

A Fantastic size room with two radiators, stainless steel sink and drainer set in roll edge worktop to one wall with cupboards and drawers under, wall mounted cupboards to one wall, built in oven and four ring gas hob and extractor, integral fridge freezer, double glazed window and French doors to Juliet balcony.

### OUTSIDE

The property benefits from communal gardens and is located within close proximity to both the Town centre and waterfront.



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 from the photograph, artist's impression or plans of the property.

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