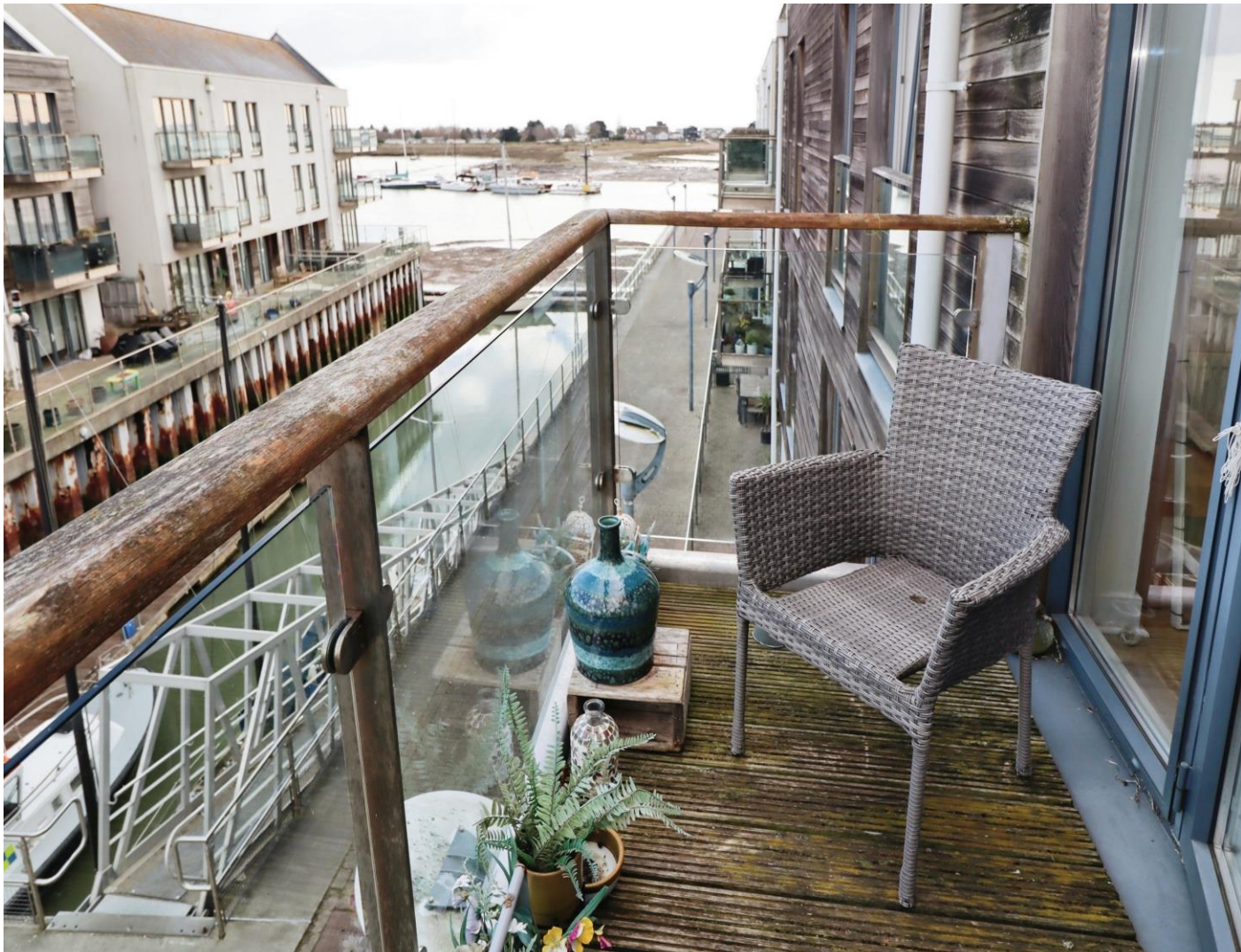


**Waterside Marina, Brightlingsea  
CO7 0GB  
£265,000 Leasehold**

**Town & Country**  
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**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- **THREE DOUBLE BEDROOMS**
- **PRINCIPAL with EN-SUITE & BUILT-IN WARDROBES**
- **SEPARATE SHOWER ROOM**
- **OPEN PLAN FITTED KITCHEN with ISLAND**
- **LOUNGE with BALCONY OVERLOOKING THE MARINA**
- **THIRD BEDROOM with BALCONY OVERLOOKING THE MARINA**
- **GAS CENTRAL HEATING**
- **SECOND FLOOR**
- **TWO SECURE PARKING SPACES**
- **ENTRY PHONE**

**\*\* THREE DOUBLE BEDROOMS \*\***

Now available in the highly sought-after Marina area is this exceptional three bedroom flat which is ideal for couples and families alike, with its spacious layout and unique features. The property boasts an open-plan design, which enhances the sense of space and light throughout the living areas. A standout feature is the open-plan kitchen/lounge, complete with a modern kitchen island, offering a sociable and functional space for family gatherings and entertaining guests, this opens out into the lounge with balcony over looking the moorings, an ideal space for relaxation.

The property comprises of three double bedrooms, the principal comes with a Juliet balcony, an En-suite bathroom and a built-in wardrobe providing an excellent space-saving feature. The second bedroom is unique, offering a private balcony - a perfect place to enjoy a morning coffee or an evening glass of wine whilst the third incorporates a Juliet balcony and double built-in wardrobes. The property also benefits from a spacious shower room for convenience.

With two secure parking spaces and an entry system to complete the flat, this really is one not to be missed.



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

#### **ENTRANCE HALL**

Laminate flooring, inset spot lights, storage cupboard housing boiler.

#### **OPEN PLAN KITCHEN/LOUNGE/DINER**

25' 2" x 13' 10" (7.66m x 4.21m)

Windows to front aspects, French doors onto Balcony overlooking the Marina, laminate flooring, inset spot lights, three radiators. Range of wall and base units incorporation gas hob with extractor over, eye level double ovens, dishwasher, washing machine, 1½ bowl stainless steel sink/drainer, kitchen Island/breakfast bar.

#### **PRINCIPAL BEDROOM**

13' 4" x 11' 5" (4.06m x 3.48m)

Juliet balcony to front with French doors, laminate flooring, inset spot lights, radiator, double fitted wardrobe.

#### **EN-SUITE TO PRINCIPAL BEDROOM**

8' 10" x 6' 6" (2.69m x 1.98m)

Tiled flooring, panelled bath, wall mounted WC, wall mounted hand basin and separate shower enclosure, heated towel rail.

#### **BEDROOM TWO**

15' 7" x 12' 6" (4.75m x 3.81m)

Door to main landing, French doors to Balcony overlooking the Marina, carpet flooring, inset spot lights, radiator.

#### **BEDROOM THREE**

15' 10" x 9' 1" (4.82m x 2.77m)

French doors with Juliet balcony to front, laminate flooring, inset spot lights, radiator, double fitted wardrobe.



**SHOWER ROOM**

7' 10" x 4' 11" (2.39m x 1.50m)

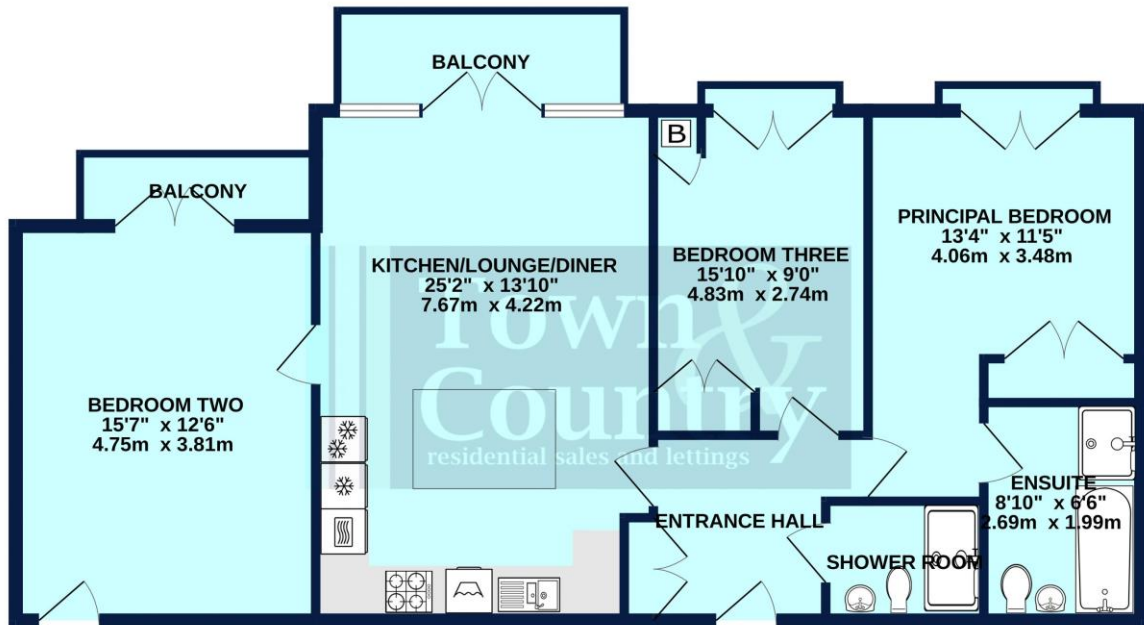
Tiled flooring, inset spot lights. Wall mounted WC, wall mounted hand basin and separate shower enclosure, heated towel rail.

**AGENTS NOTE**

Two secure parking spaces in underground car park, entry phone system.



941 sq.ft. (87.4 sq.m.) approx.



WATERSIDE MARINA

TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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