

**Chestnut Way, Brightlingsea  
CO7 0UA  
Guide Price £350,000-£375000  
Freehold**

**Town &  
Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)**



- **STYLISH THREE BEDROOM FAMILY HOME**
- **BEAUTIFULLY REFURBISHED TO A HIGH STANDARD**
- **SLEEK FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **TWO RECEPTION ROOMS**
- **"SUN TRAP " GARDEN**
- **BLOCK PAVED PRISTINE DRIVEWAY**
- **JUST MINUTES FROM THE WATERFRONT AND SHOPS**
- **MODERN BY DESIGN, CONVIENT IN LOCATION**

VALUERS OPINION "OUTSTANDING HIGH SPECIFICATION - METICULOUS IN DESIGN AND DECOR"

If you are seeking a luxury, brilliantly positioned three bedroom family home, then look no further.

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Highlights include a light and airy lounge with patio doors leading onto the garden, a further reception room currently used as a dining room, sleek modern kitchen with integrated washing machine and dishwasher plus a handy boot/utility room. The larger than average stylish monochrome - hotel style bathroom, complete with separate shower slipper bath and his and hers vanity sink unit, is a real feature of the home.

The owners have further enhanced the property by adding air conditioning. The outside of the property is an extension of the inside - A well designed south westerly rear garden provides a perfect backdrop for entertaining with patio, lawn and sunbathing hot spot waiting for BBQ season to begin.

Attractive and functional block paving to the front of the house provides plenty of off road parking.

A SUPERIOR HOME IN A PRIME RESIDENTIAL AREA OF BRIGHTLINGSEA BEING JUST A FEW MINUTES TO THE BEACH, SCHOOLS AND TOWN CENTRE - AN IMPRESSIVE PROPERTY

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The accommodation with approximate room sizes are as follows:

**ENTRANCE HALLWAY**

**LOUNGE**

16' 6" x 11' 7" (5.03m x 3.53m)

**KITCHEN**

14' 6" x 8' 7" (4.42m x 2.61m)

**DINING ROOM**

12' 8" x 7' 1" (3.86m x 2.16m)

**CLOAKROOM**

**BEDROOM ONE**

12' 3" x 11' 0" (3.73m x 3.35m)

**BEDROOM TWO**

13' 6" x 10' 11" (4.11m x 3.32m)

**BEDROOM THREE**

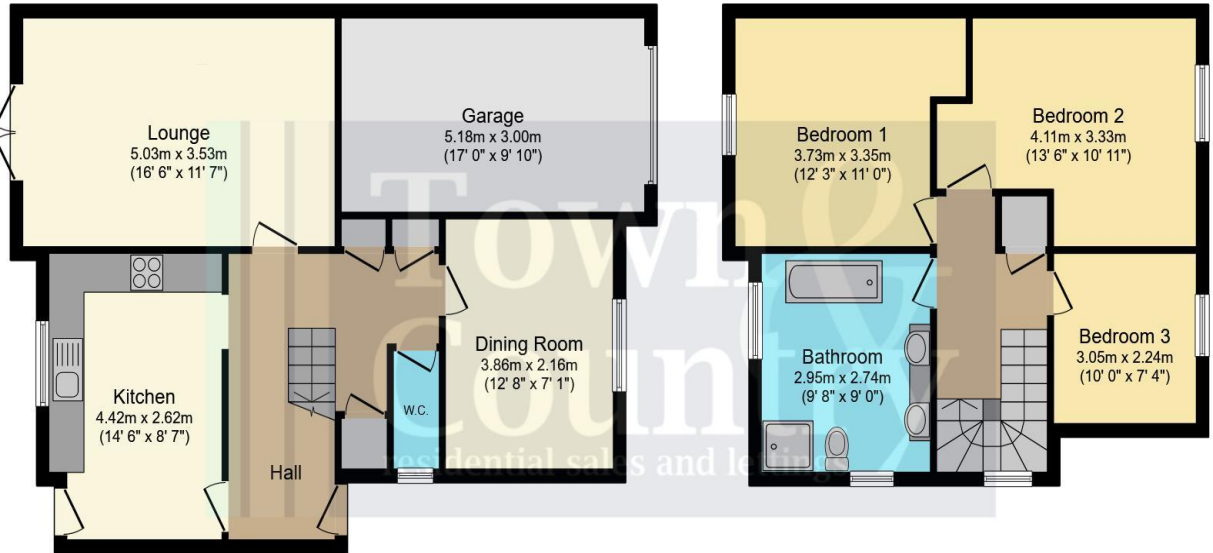
10' 0" x 7' 4" (3.05m x 2.23m)

**FAMILY BATHROOM**

9' 11" x 9' 8" (3.02m x 2.94m)







**Ground Floor**  
 Floor area 75.2 sq.m. (810 sq.ft.)

**First Floor**  
 Floor area 51.7 sq.m. (557 sq.ft.)

Total floor area: 126.9 sq.m. (1,366 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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