

**Beaumont Avenue, Brightlingsea  
CO7 0NG  
Guide Price £245,000 to  
£255.000**

**Town &  
Country**  
residential sales and lettings





- REQUESTED ROAD
- SEMI-DETACHED BUNGLOW
- TWO DOUBLE BEDROOMS
- KITCHEN
- SHOWER ROOM
- GOOD SIZE GARDEN
- OFF STREET PARKING & GARAGE
- EASY WALK TO SHOPS & WATERFRONT
- QUIET NO THROUGH ROAD
- NO ONWARD CHAIN

#### REQUESTED BUNGALOW LOCATION – NO ONWARD CHAIN

Brilliantly located within walking distance to the Town Centre and Waterfont is this two bedroom semi-detached bungalow which includes a separate lounge with views over the overlooked rear garden, two bedrooms, shower room and kitchen.

The two bedrooms are both double rooms, offering ample space for furnishings to suit your taste. There's a good-sized private garden to the rear along with a lawned front garden.

The property also includes a garage, providing secure parking or additional storage space plus a driveway.

This property would be an excellent choice for those looking for a comfortable and convenient place to call home on one level.

CONVENIENT, QUIET NO THROUGH ROAD CLOSE TO ALL AMENITIES



The accommodation with approximate room sizes are as follows:

**ENTRANCE HALL**

**LOUNGE**

12' 4" x 10' 0" (3.76m x 3.05m)

**KITCHEN**

10' 3" x 9' 0" (3.12m x 2.74m)

**BEDROOM ONE**

13' 10" x 11' 5" (4.21m x 3.48m)

**BEDROOM TWO**

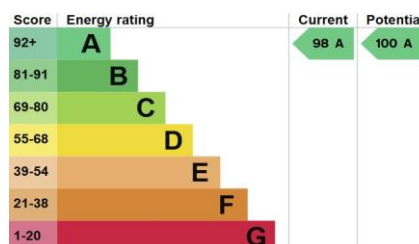
10' 0" x 9' 0" (3.05m x 2.74m)

**BATHROOM**

**AGENT'S NOTES**

The property benefits from Solar Panels installed in 2023

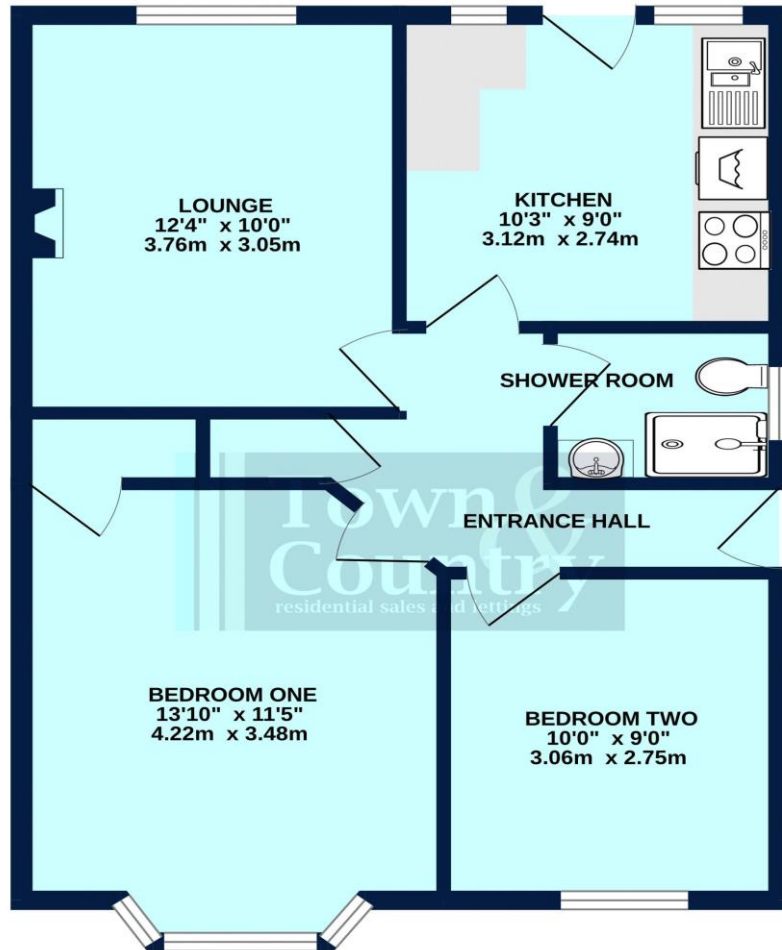
This property is offered for sale with no onward chain







558 sq.ft. (51.8 sq.m.) approx.



BEAUMONT AVENUE

TOTAL FLOOR AREA : 558 sq.ft. (51.8 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.  
Made with Metropix ©2025

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