

**Silcott Street, Brightlingsea  
CO7 0DS  
Offers in Excess of £240,000 Freehold**

**Town & Country**  
residential sales and lettings



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- **THREE FIRST FLOOR BEDROOMS**
- **SEMI-DETACHED HOUSE**
- **27' LOUNGE/DINER**
- **FITTED KITCHEN**
- **UTILITY ROOM**
- **GROUND FLOOR BATHROOM**
- **FIRST FLOOR WC**
- **GARAGE AND OFF STREET PARKING**
- **IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE**
- **CLOSE TO TOWN AND WATERFRONT**

Presenting this exceptional three-bedroom semi-detached house, perfectly positioned in a sought after location in Brightlingsea close to both the town centre and the picturesque waterfront. This property offers easy access to nearby schools and a range of local amenities, making it an ideal choice for families, first time buyers, and investors alike.

This home features a spacious open-plan lounge/diner measuring an impressive 27'5", complete with a feature fireplace and stairs leading to the first floor—an inviting space for relaxation or entertaining guests. The kitchen benefits from natural light, extends to 15', and is complemented by a practical utility room—ideal for modern family living. On the first floor the three generously-proportioned bedrooms offer plenty of space for family members or guests. There is a ground floor bathroom complete with separate shower cubicle and on the first floor a separate WC. A key highlight of this property is the garage and off street parking, a sought-after feature in this well-established neighbourhood. The outside space is laid to lawn with shrub and plant borders with patio area to the rear. Located within close reach of the vibrant waterfront, as well as essential amenities, High Street and schools, this property combines comfort, style, and practicality. Its appealing open-plan living area, ample accommodation, and excellent positioning make it a rare find.

Arrange your viewing today to truly appreciate what this wonderful semi-detached home has to offer.



The accommodation with approximate room sizes are as follows:

**ENTRANCE HALL AND STORE**

**LOUNGE/DINER**

27' 5" x 11' 1" (8.35m x 3.38m)

**HALLWAY**

**KITCHEN**

15' 4" x 7' 10" (4.67m x 2.39m)

**UTILITY ROOM**

7' 6" x 3' 8" (2.28m x 1.12m)

**GROUND FLOOR BATHROOM**

8' 4" x 7' 2" (2.54m x 2.18m)



## FIRST FLOOR LANDING

### BEDROOM ONE

11' 10" x 11' 0" (3.60m x 3.35m)

### BEDROOM TWO

15' 5" x 8' 0" (4.70m x 2.44m)

### BEDROOM THREE

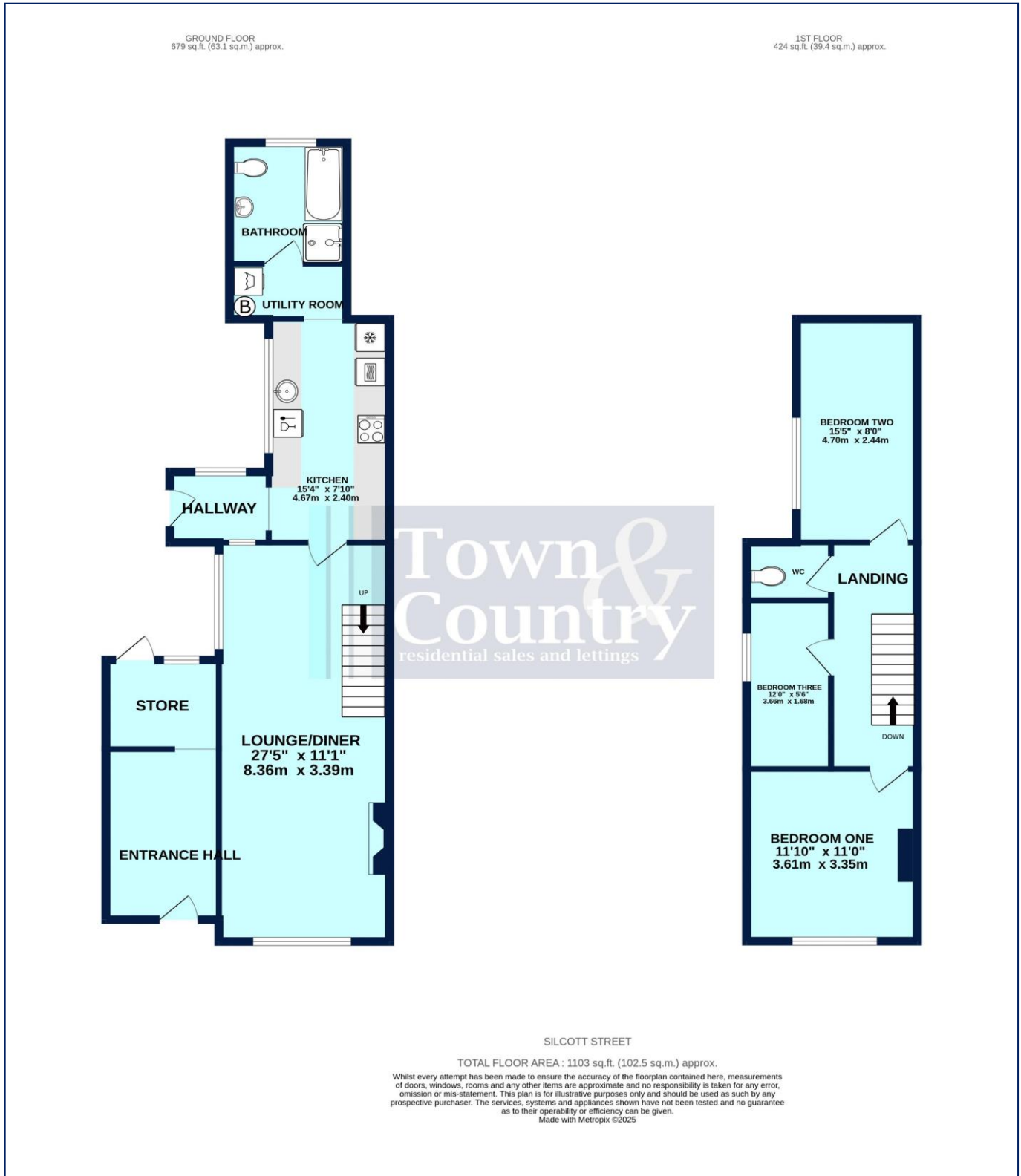
12' 0" x 5' 6" (3.65m x 1.68m)

## FIRST FLOOR WC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		







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