

**Lower Park Road, Brightlingsea  
CO7 0JS  
Guide Price £235,000-£240,000  
Freehold**

**Town &  
Country**  
residential sales and lettings



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- **PRETTY MID-TERRACE HOUSE**
- **THREE FIRST FLOOR BEDROOMS (could potentially be four)**
- **LOUNGE**
- **SEPARATE DINING ROOM**
- **18' FITTED KITCHEN**
- **SHOWER ROOM**
- **OVER 120FT SOUTH WESTERLY FACING REAR GARDEN**
- **PLUMBING IN PLACE FOR EN-SUITE**
- **MINUTE TO THE BEACHFRONT/ALL SCHOOLS AND TOWN CENTRE**

PRETTY THREE BEDROOM HOUSE IN A PRIME AREA OF BRIGHTLINGSEA.

Perfectly located for the Waterfront, all Schools and shops, this gorgeous home is one NOT TO BE MISSED.

Ideal first-time purchase or families seeking a property close everything, this charming Victorian property has two generous reception rooms, both with feature cosy fireplaces, a whopping 18ft kitchen which benefits from lots of natural light and a family shower room. Upstairs, the accommodation comprises three bedrooms WHICH COULD POTENTIALLY BE EASILY CONFIGURED TO FOUR ROOMS (the smallest being ideal for a nursery or an En-suite as it has existing plumbing).

The outside space IS IMPRESSIVE! A HUGE south westerly-facing garden of approx 120ft being split into patio, lawn and veggy area, is absolutely perfect for a growing family. A handy brick built shed provides plenty of outside storage. This home stands as a fantastic opportunity for those looking to settle in a lovely community by the sea.

TAKE AN EARLY VIEWING AND SEE FOR YOURSELF JUST HOW MUCH THIS HOME HAS TO OFFER.



The accommodation with approximate room sizes are as follows:

**DINING ROOM**

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

**LOUNGE**

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

**KITCHEN**

18' 3" x 6' 7" (5.56m x 2.01m)

**SHOWER ROOM**

6' 7" x 3' 10" (2.01m x 1.17m)



**FIRST FLOOR LANDING**

**BEDROOM ONE**

15' 6" x 11' 0" (4.72m x 3.35m)

**BEDROOM TWO**

15' 6" x 11' 0" (4.72m x 3.35m)

**BEDROOM THREE/NURSERY**

9' 7" x 6' 6" (2.92m x 1.98m)

**OUTBUILDING**

7' 6" x 6' 4" (2.28m x 1.93m)









**Total floor area: 96.9 sq.m. (1,043 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

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