



Town & Country
residential sales and lettings

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Richard Avenue, Brightlingsea, CO7 0LP
Guide Price £440,000 Freehold

Coming to the market for the first time in 25 years is this very rare opportunity to purchase an incredibly well maintained spacious and versatile family home with over 23100sq ft of living accommodation set over two floors.

DISCERNING BUYERS WITH VISION AND AN EYE FOR DETAIL AND IMPROVEMENT SHOULD VIEW THIS HOME.

A splendid property with so much potential, currently configured on the ground floor with large entrance hallway, 22ft x 23ft L shaped dual aspect reception room, kitchen and utility, bedroom and wet room, 20ft conservatory overlooking the rear garden, study and attached garage.

On the first floor is enormous scope to create further bedrooms and En-suites in the existing footprint. An impressive sized landing along with two huge bedrooms, one with walk-in wardrobe and En suite bathroom, the other with a sizeable eves storage area, could be easily re imagined to create extra bedrooms if required without compromising on space. Also located on the first floor is the family bathroom.

Re-configuration for updated modern living would be relatively easy to do with the existing footprint with the minimum of disruption.

Shielded by mature privacy hedging from the road, and a well stocked wrap around garden, also adds to the appeal of this family residence as does plenty of off road parking to the front and a double length garage.

Although this home could be easily enjoyed as is, it really does lend itself to being improved and re-modelled to create the most wonderful family home in a smashing part of Brightlingsea Town, which is literally a few minutes walk to the bustling Town Centre shops, eateries and of course the gorgeous Marina, beaches and restaurants by the sea.

**RIPE FOR IMPROVEMENT, HUGE POTENTIAL AND A BRILLINAT LOCATION.
A VERY RARE OPPORTUNITY.**



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GROUND FLOOR

ENTRANCE HALL

L SHAPED SITTING/DINING ROOM

23' 7" x 22' 11" (7.18m x 6.98m)

KITCHEN

15' 0" x 9' 8" (4.57m x 2.94m)

UTILITY ROOM

CONSERVATORY

20' 10" x 9' 4" (6.35m x 2.84m)

STUDY

8' 7" x 7' 0" (2.61m x 2.13m)

BEDROOM THREE

15' 9" x 9' 11" (4.80m x 3.02m)

WET ROOM

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

15' 10" x 15' 0" (4.82m x 4.57m)

WALK-IN WARDROBE

EN-SUITE SHOWER ROOM

BEDROOM TWO

16' 5" x 11' 11" (5.00m x 3.63m)

BATHROOM

11' 4" x 10' 8" (3.45m x 3.25m)

EXTERIOR

FRONT

Off road parking for numerous vehicles.

REAR

Wrap around garden.

ATTACHED GARAGE

18' 1" x 9' 7" (5.51m x 2.92m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Total area: approx. 215.0 sq. metres (2314.4 sq. feet)

The floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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