



- Offered For Sale With No Onward Chain
- Private Road
- Sought After Position
- South & West Facing Garden
- Detached Bungalow
- Garage, Car Port & Driveway For Multiple Vehicles
- Potential To Extend (STP)

## The Limes, Love Lane, Brightlingsea, Colchester, Essex. CO7 0QQ.

Rarely available is this detached bungalow positioned along a quiet private road on Love Lane. Offering a fantastic opportunity to the next owner with potential to extend subject to planning. Currently offers three bedrooms, lounge, dinner, kitchen, family bathroom and en suite. The exterior benefits from a wrap around south and west facing rear garden along with ample parking via the driveway, carport and garage. Within easy reach of the towns local shops, pubs, marina, and walking distance to the local secondary school. As well as close proximity to nearby villages with local train stations, a commuter would never be more than a ten minute drive/bus ride from. Early viewing strongly advised.





# Property Details.

## Ground Floor

### Entrance Hall

Wooden front door, radiator, UPVC door leading to carport, loft access (Loft fully boarded with window to front and built in loft ladder, potential to extend subject to planning)

### Kitchen



13' 3" x 10' 11" (4.04m x 3.33m) Double glazed window to front including a range of wall and base units, laminate worktop, tiled splash back, radiator, space for cooker, washing machine, wine cooler and American style fridge/freezer.

### Dining Room



12' 10" x 11' 0" (3.91m x 3.35m) Double glazed window to front, radiator.

## Lounge



17' 0" x 12' 09" (5.18m x 3.89m) Patio door onto the south facing garden, fireplace, radiator.

## Bedroom One



16' 4" x 11' 11" (4.98m x 3.63m) Window to side, radiator.

# Property Details.

## Bedroom Two



11' 10" x 10' 0" (3.61m x 3.05m) Secondary glazed window to side, radiator, storage cupboard.

## En Suite



Window to side, radiator, WC, wash hand basin, tiled shower enclosure.

## Bedroom Three

9' 0" x 8' 5" (2.74m x 2.57m) Secondary glass window to rear, radiator,

## Family Bathroom



8' 08" x 6' 11" (2.64m x 2.11m) Obscure window to side, part tiled walls, wash hand basin, WC, panelled bath, airing cupboard, radiator.

## Outside

### Rear Garden



A generous wrap around garden mainly laid to lawn, retained by fencing, access to boiler cupboard.

## Driveway & Garage

Off road parking for several vehicles via the driveway and carport, garage with power.

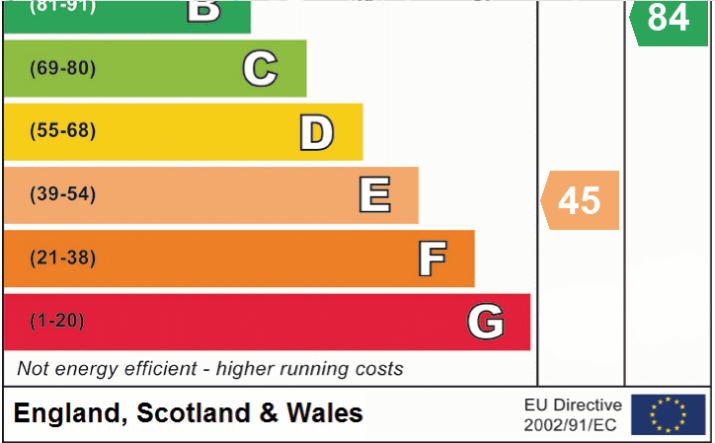
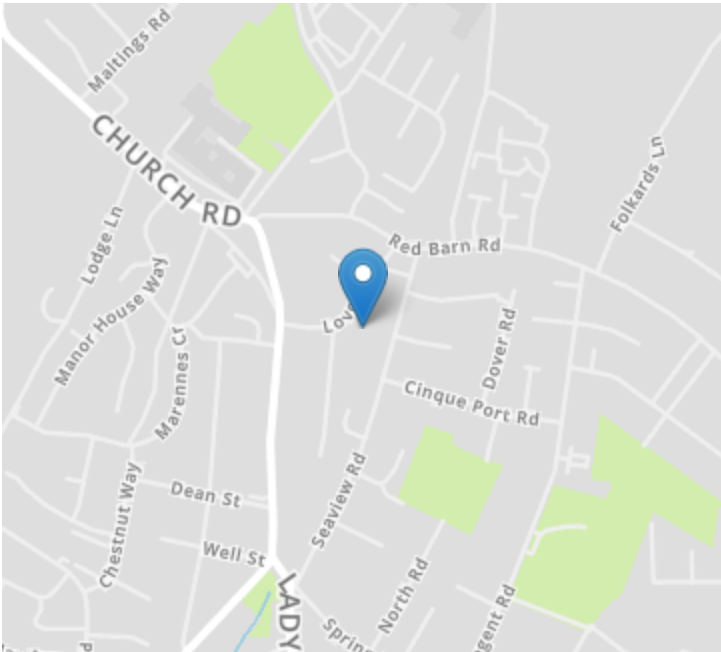
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.