



## 3 Sussex Road, Colchester, Essex. CO3 3QH.

Situated in the highly sought-after area of Lexden, this property is within close proximity to a range of excellent amenities. The area is renowned for its well-regarded schooling, including both private and comprehensive options such as Colchester Royal Grammar School and Colchester County High School for Girls. Crouch Street is just a short distance away, offering a selection of independent shops, cafés, and boutiques, while a Tesco Extra provides convenient everyday shopping. Hilly Fields is nearby for open green space and leisure, and Colchester's historic city centre is easily accessible, offering a wide range of retail, dining, and entertainment options.

- Charming three bedroom semi-detached period home across three floors
- Character features throughout including window shutters
- Located in sought-after Lexden close to amenities
- Living room with cast iron inset fireplace and herringbone flooring
- Dining Room with floor to ceiling door
- Modern kitchen with integrated Neff appliances and space for appliances
- Two first floor bedrooms and tiled family bathroom
- Second floor principal bedroom with en-suite bathroom
- Private enclosed rear garden with patio area
- Residents permit parking available on road



Call to view 01206 576999



# Property Details.

## Ground Floor

### Living Room



12' 0" x 11' 5" (3.66m x 3.48m)

### Dining Room



12' 0" x 9' 2" (3.66m x 2.79m)

### Kitchen



8' 3" x 6' 1" (2.51m x 1.85m)

## First Floor

### Landing

### Bedroom Two



13' 7" x 11' 5" (4.14m x 3.48m)

### Bedroom Three



9' 4" x 8' 7" (2.84m x 2.62m)

### Bathroom



8' 6" x 6' 1" (2.59m x 1.85m)

# Property Details.

## Second Floor

### Landing (2)

### Master Bedroom



13' 7" x 11' 9" (4.14m x 3.58m)

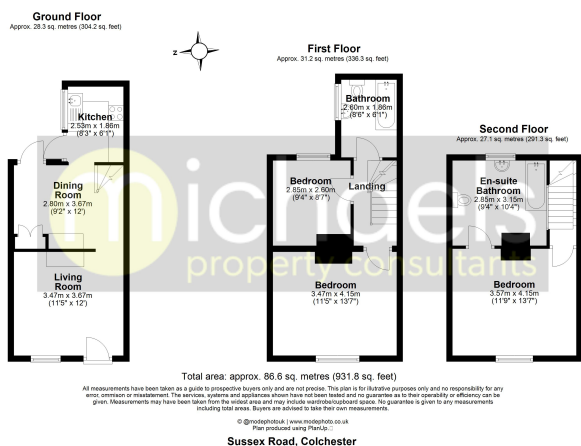
### En-Suite



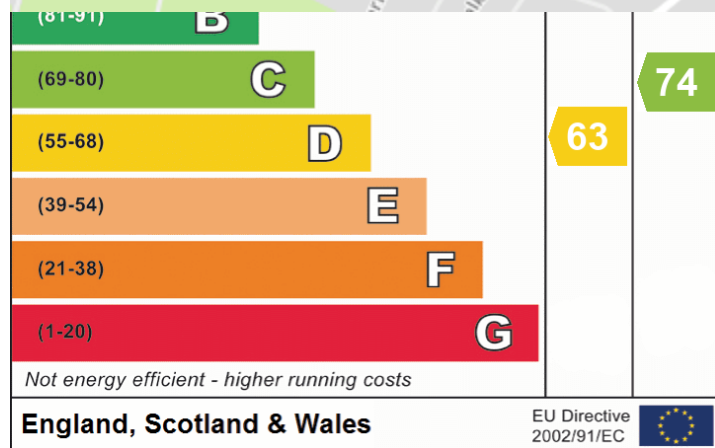
10' 4" x 9' 4" (3.15m x 2.84m)

# Property Details.

## Floorplans



## 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.