



- Chain Free Sale
- Massive Potential
- Planning Permission Granted
- Generous Plot
- Off Road Parking
- Detached Bungalow

**118 Chapel Road, Brightlingsea,
Colchester, Essex. CO7 0HE.**

Guide Price £350,000 to £370,000. Offering incredible potential with full planning permission to extend and also to convert the loft is this detached bungalow sitting in a generous plot in the popular waterfront town of Brightlingsea. Offering scope to become a four bedroom family home or just a fabulous detached bungalow this home currently offers two bedrooms, kitchen, lounge, bathroom, utility room, ample parking and generous garden. Offered chain free, please call for further details.



Property Details.

Ground Floor

Entrance Hall

With loft access and doors leading to.

Bedroom One



12' 9" x 11' 0" (3.89m x 3.35m) Bay window to front, radiator.

Bedroom Two



12' 0" x 10' 10" (3.66m x 3.30m) Bay window to front, radiator.

Kitchen



13' 10" x 8' 5" (4.22m x 2.57m) Door to rear, tiled floor, radiator, a range of fitted cupboards and drawers with worktops over, matching eye level units, gas hob, extractor, spaces for appliances, red brick fireplace with wood mantle over.

Lounge



12' 2" x 11' 0" (3.71m x 3.35m) French doors to rear, radiator and door to.

Utility Room

6' 0" x 4' 6" (1.83m x 1.37m) Window to rear, fitted worktop with space and plumbing under for appliance, door to storage cupboard.

Property Details.

Bathroom



9' 9" x 6' 0" (2.97m x 1.83m) Window to side, Free standing claw foot bath, separate shower cubicle, high level WC, pedestal wash hand basin, tiled splashbacks, heated towel rail.

Rear Garden



Mainly Laid to lawn and enclosed by panel fencing, patio area, gated side access.

Parking

Ample off road parking to front on a shingle drive.

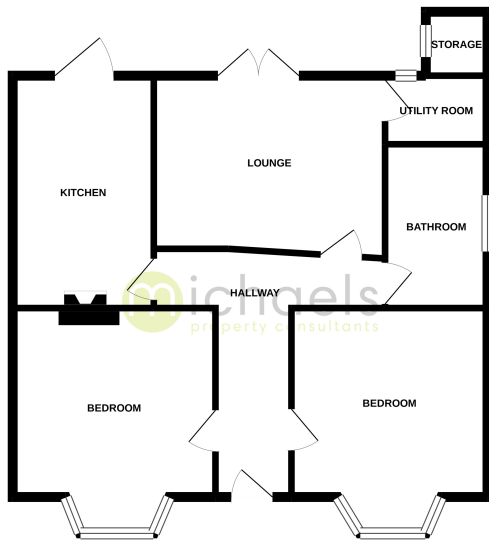
Planning Permission

Planning can be found on Tendering District Council planning portal with the application number 20/01599/FUL

Property Details.

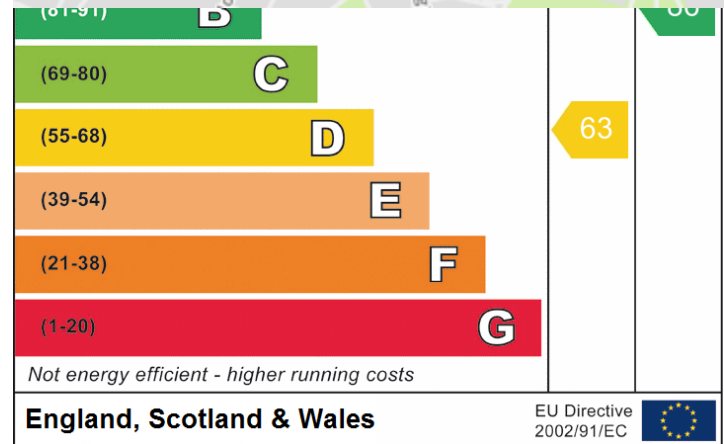
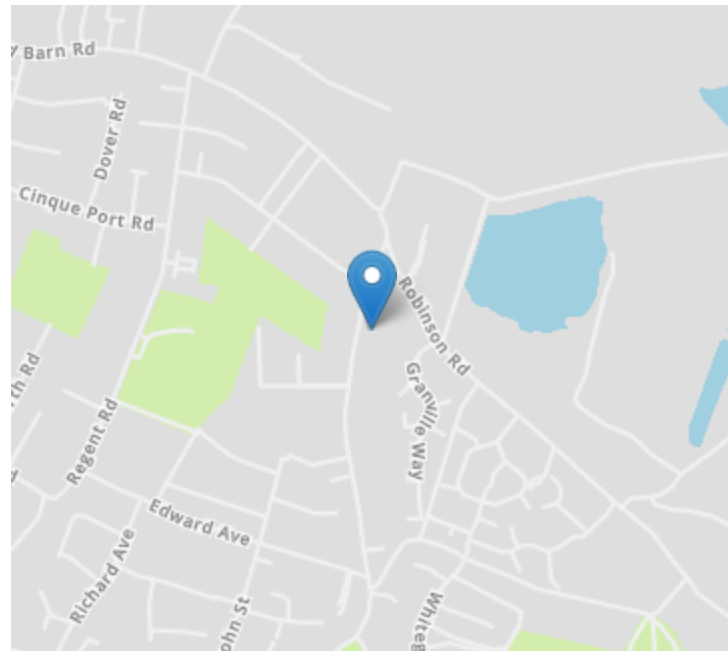
Floorplans

GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, ceiling, beams and other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The structural, systems and appearance of the work has been noted and is guaranteed as to their quantity or efficiency can be given. Made with AutoCAD 2012.

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.