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property consultants

- Detached Edwardian Home
- Five Bedrooms
- Three Reception Rooms
- Home Office
- Utility/ Ground Floor Shower Room
- Horseshoe Driveway Creating Ample Parking
- Garage
- Requires Modernisation
- Character Features Throughout
- Approximately 140ft Rear garden
- 0.31 Acres Plot STS

40 Ladysmith Avenue, Brightlingsea, Colchester, Essex. CO7 0JD.

Discover this exceptional detached family home located in Brightlingsea, a fabulous waterside town with all you need on the doorstep and within easy reach of Colchester City and beyond. This desirable Edwardian Villa offers generous living space of over 2,788 sqft along with an abundance of charming features including original parquet flooring, marble fireplaces, servants bell, original skirting, large sash windows creating light to flood through the home, butler laundry sinks and bench toilets plus much more. This property is a rare character find and having been in the hands of just three families since the 20th century and is just the second time to market in over a 100 years. The property requires some refurbishment. Key Features include Spacious accommodation arranged over two floors, multiple reception rooms ideal for family living and entertaining, five bedrooms plus a study/nursery, Kitchen and utility along with three bathrooms. Viewing advised to see the potential.



Call to view 01206 820999



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Property Details.

Ground Floor

Entrance Hall

Wooden front door, stairs rising to the first floor, store cupboard, doors leading to:

Living Room



16' 5" x 15' 3" (5.00m x 4.65m) Bay window to front, feature fireplace with surround, radiator.

Reception Room

16' 6" x 12' 9" (5.03m x 3.89m) Bay window to front, feature fireplace with surround, radiator.

Dining Room



12' 9" x 9' 9" (3.89m x 2.97m) Window to side, radiator, aga.

Home Office

15' 3" x 9' 1" (4.65m x 2.77m) 10' 6" x 9' 11" (3.20m x 3.02m) Window to rear, radiator and fireplace.

Kitchen



11' 10" x 9' 2" (3.61m x 2.79m) Window and door to side, a range of wall and base units with laminate and tiled worktop, sink and drainer with mixer tap over, oven and hob, extractor fan, spaces for appliances,

Utility Room

6' 5" x 6' 1" (1.96m x 1.85m) Space for washing machine, butler sinks.

Ground Floor Shower Room



Window to side, low level WC, wash hand basin, shower cubicle.

Landing

Window to rear, storage cupboard, doors leading to:

Property Details.

First Floor

Bedroom One



15' 1" x 11' 1" (4.60m x 3.38m) Sash window to rear, radiator.

Bedroom Two



14' 9" x 13' 9" (4.50m x 4.19m) Sash window to front, radiator and fireplace.

Bedroom Three

13' 1" x 12' 9" (3.99m x 3.89m) Sash window to front, radiator, fireplace.

Bedroom Four

12' 9" x 10' 0" (3.89m x 3.05m) Window to side, fitted storage.

En Suite



Wash hand basin, paneled bath and over head shower,

Bedroom Five

9' 7" x 7' 0" (2.92m x 2.13m) Window to front, radiator.

Bedroom Six/ Nursey

7' 5" x 6' "Window to side.

Outside

Off Road Parking & Garage

A charming entrance via the horseshoe driveway with gated entrance creating ample off road parking, leading to the garden side access.

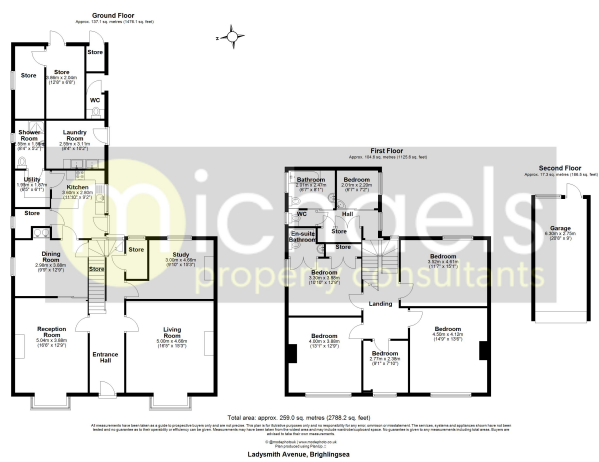
Rear Garden



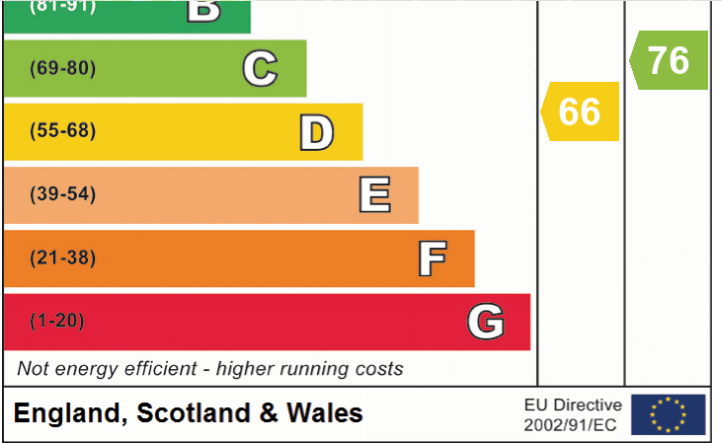
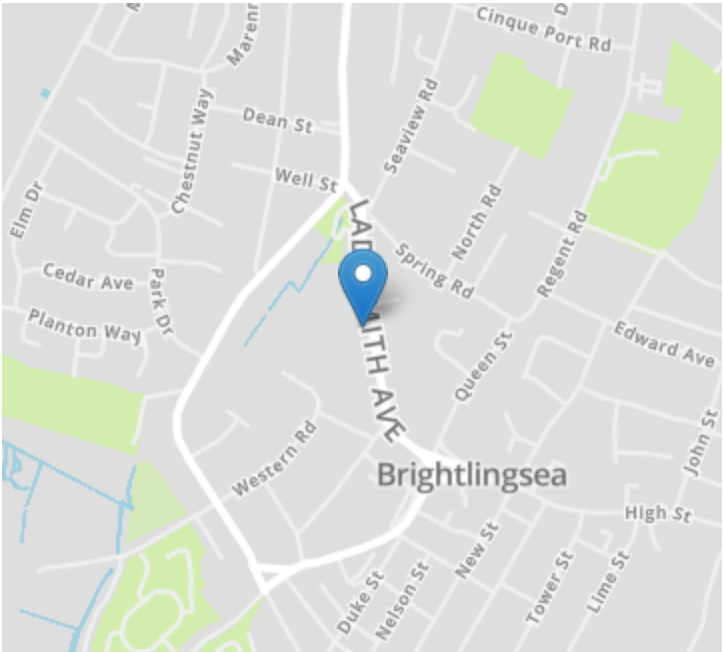
A generous rear garden at approximately 140ft including patio area, extensive lawn area and access to outbuildings, the garden is enclosed by fencing. The garden also benefits from a WC and three brick built stores which has fantastic potential to become much more such as a workshop.

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.