



- Semi Detached Cottage
- Three bedrooms
- Fantastic West Facing Garden
- Original Features
- Conveniently Located
- Walking Distance of Local Schools and Waterside
- Log Burner
- No Chain
- Gas Central Heating

**55 Queen Street, Brightlingsea, Essex.
CO7 0PH.**

Filled with character and timeless charm, this three bedroom cottage offers spacious and versatile accommodation, set within generous gardens just within east each of the Waterfront and the heart of Brightlingsea. Grade II listed property is filled with in period features. The property boasts open fireplaces, exposed beams, and original timbers, creating a warm and inviting atmosphere throughout. The accommodation currently comprises three bedrooms, a comfortable lounge with inglenook fireplace, kitchen with fireplace, bathroom, and a practical utility room. Outside, the generous west-facing garden provides an ideal space for relaxing or entertaining, complemented by a useful outbuilding. Perfectly positioned, the home is just a short stroll from local amenities, including schools, the marina, and the beach. Offered for sale with no onward chain, this is a rare opportunity to acquire a truly charming home in a sought-after location. Viewing is highly recommended to fully appreciate all it has to offer.



Property Details.

Ground Floor

Entrance Hall

With space for storage and door to:

Lounge



15' x 13' 1" (4.57m x 3.99m) With window to front, wooden flooring, heavily expose beams, studwork and timbers, , inglenook style redbrick fireplace with log burner inset, stairs to first floor and door to.

Kitchen/Diner



14' 6" x 12' 6" (4.42m x 3.81m) Window to side, door to side, tiled floor, red brick inglenook fireplace with inset burner, exposed beams and timbers, a range of fitted units and drawers, space for range cooker, worktops, inset spotlights and door to

Utility Room

9' x 5' 10" (2.74m x 1.78m) Window to rear, tiled floor, fitted units with worktops over in set sink.

Bathroom



With obscure window to side, tiled floor, tiled walls, freestanding bath, low level WC, wash hand basin.

First Floor

Landing

With exposed beams and studwork and doors leading to bedrooms.

Property Details.

Bedroom One



13' 8" x 12' 7" (4.17m x 3.84m) Window to front, exposed timbers.

Bedroom Two



12' 1" x 9' 7" (3.68m x 2.92m) Window to side, exposed beams and inset spotlights.

Bedroom Three

9' 1" x 7' (2.77m x 2.13m) Window to rear.

Outside

Front Garden

Retained by picket fencing and mainly laid to lawn with gated side access.

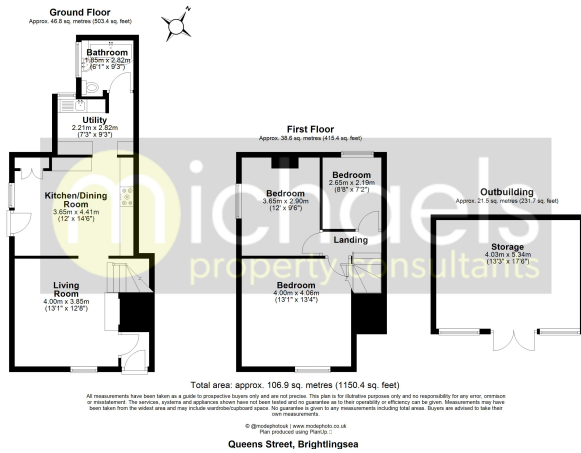
Rear Garden



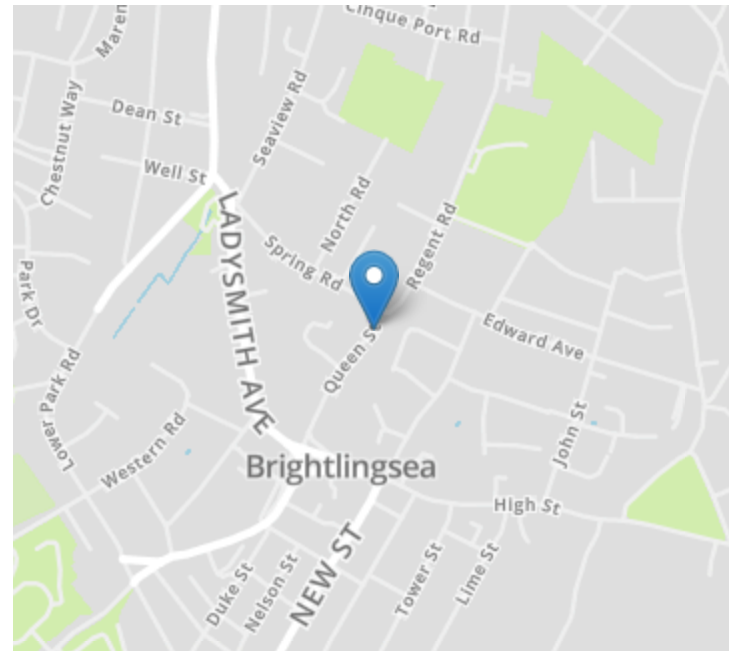
A generous size in the region of 100ft and mainly laid to lawn with various trees and shrubs, brick built storage shed and access to workshop/summerhouse with block paved patio in front, retained by fencing and side access.

Property Details.

Floorplans



Location



Energy Ratings

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.