



- End Of Terrace
- 3 Bedrooms & Loft Room
- Integral Garage
- Summer House
- West Facing Rear Garden
- Three Reception Rooms
- Family Bathroom & Ground Floor Shower Room
- Kitchen & Utility Room
- Character Features
- Double Glazed Sash Windows & Log Burner

26 Lower Park Road, Brightlingsea, Colchester, Essex. CO7 0JS.

A stunning and charming Victorian family home positioned within walking distance of the popular waterside Marina and Brightlingsea Beach Front. This versatile property offers ample accommodation over three floors, highlights include three bedrooms, loft room, family bathrooms, ground floor cloak room, kitchen, utility, three generous reception rooms, integral garage, driveway and rear garden with workshop. Viewing highly advised to fully appreciate what the property has to offer.



Property Details.

Ground Floor

Entrance Hall

Composite front door, inset floor mat, stairs to first floor.

Lounge



14' 0" x 13' 01" (4.27m x 3.99m) Double glazed sash windows to front and side, pendant light, wooden floor, and wood burner with mantle and slate hearth.

Dining Room



14' 02" x 13' 03" (4.32m x 4.04m) Double glazed sash window to rear and side, radiator, inset spot lights, wooden floor, log burner, under stairs storage.

Living Room



22' 08" x 12' 11" (6.91m x 3.94m) Double glazed sash window to front, French doors to rear, radiator, tiled floor, fireplace with hearth and surround, inset spot lights.

Kitchen



16' 11" x 8' 03" (5.16m x 2.51m) Double glazed window to rear, vaulted ceiling with glass roof, fitted kitchen including granite worktops, range of wall and base units, ceramic sink, tiled splash back, tiled floor, integrated dish washer, cooker, hob and space for fridge/freezer.

Utility Room

8' 05" x 7' 10" (2.57m x 2.39m) Velux window, inset spot lights, tiled floor, space for washing machine and tumble dryer, oak worktop, wall mounted boiler, ceramic sink.

Shower Room

Double glazed window to rear, door to side, inset spot lights, towel rail, tiled floor, walk in shower, WC, wall hung sink.

First Floor

Landing

Radiator, stairs leading to loft room.

Property Details.

Bedroom



14' 01" x 13' 01" (4.37m x 4.01m) Double glazed sash window to front and side, radiator.

Bedroom



14' 04" x 13' 02" (4.37m x 4.01m) Doubled glazed window to rear, inset spot lights, loft access.

Bedroom

9' 10" x 9' 0" (3.00m x 2.74m) Doubled glazed window to rear, radiator, fireplace.

Family Bathroom



Double glazed sash window to front, inset spot lights, ceiling fan, tiled floor, part tiled walls, free standing bath, low level WC, wall hung basin, towel rail.

Second Floor

Loft Room

Loft space with Velux window to rear, currently used as bedroom.

Outside

Driveway & Garage

Block paved driveway to the front creating off road parking for 4 cars, garage with up & over door.

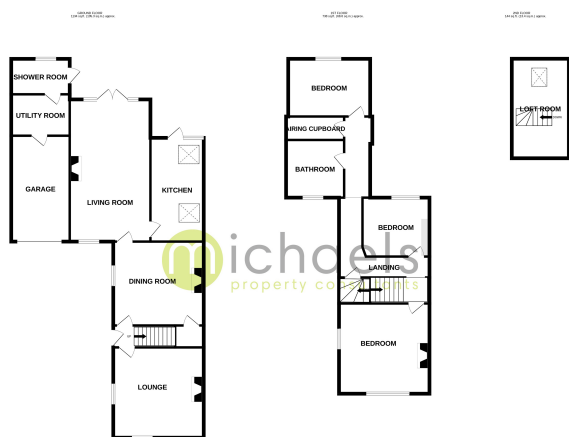
Rear Garden



A beautifully maintained rear garden mainly laid to lawn, patio area, foot path leading to the workshop/summer house (measuring at 18'07 x 9'05) shed and green house, retained by privacy fencing.

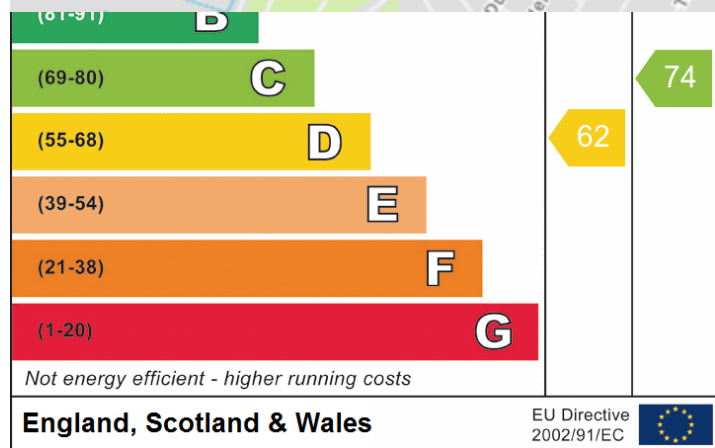
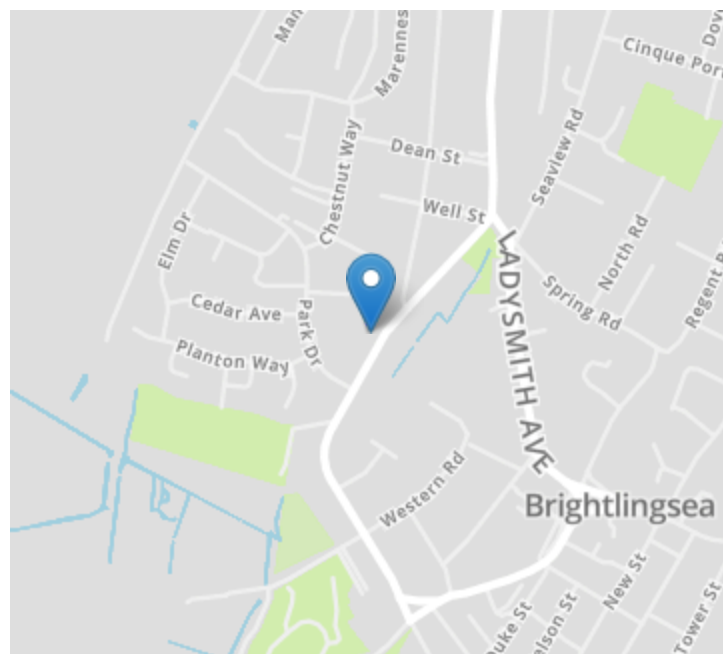
Property Details.

Floorplans



TOTAL FLOOR AREA: 2006 sq ft. (187.3 sq.m) approx.
These plans are intended to provide a general impression of the layout of the property. They do not constitute a contract. Measurements of rooms, corridors, etc. are given for information only and are not intended to be relied upon for any purpose. The purchaser should verify the accuracy of the measurements and should not rely on them for any purpose. The purchaser should also verify the accuracy of the measurements and should not rely on them for any purpose. The purchaser should also verify the accuracy of the measurements and should not rely on them for any purpose.

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.