



- Character Detached House
- Charming & An Array Of Period Features Throughout
- Off Road Parking & Garage
- Access To the Property Via Tower Street
- Three Double Bedrooms
- Family Bathroom, First Floor WC and Cloakroom
- Shaker Style Kitchen
- Log Burner & Cast Iron Fireplaces
- Part Double Glazed Part Original Windows
- Walking Distance Of Brightlingsea Town Centre & Beach Front

## 65 Forefield Villa, Sydney Street, Brightlingsea, Colchester, Essex. CO7 0BE.

Charming three bedroom character filled period detached house rarely available with garage and off-road parking. Positioned in Brightlingsea with excellent access to the town centre, local shops/restaurants, good schools, the beachfront and marina. Offering three double sized bedrooms, two reception rooms with character features including, fireplace, log burner, built in alcove units, striped wood floor, shaker style kitchen, generous rear garden leading to Tower Street. Internal viewings are highly recommended to fully appreciate what the property has to offer.





# Property Details.

## Ground Floor

### Entrance Hall

8' 01" x 3' 11" (2.46m x 1.19m) Wooden front door, wall panelling, wood floor, radiator, doors leading to:

### Reception Room

12' 02" x 11' 11" (3.71m x 3.63m) Original sash window to the front, radiator, fireplace.

### Reception Room

17' 02" x 14' 01" (5.23m x 4.29m) Window to side and French Doors to rear, wood floor, log burner, tiled hearth, brick surround, stairs to first floor.

### Kitchen



15' 02" x 9' 08" (4.62m x 2.95m) Double glazed window to side, UPVC door to side, radiator, fitted shaker style kitchen with a range of wall and base units and draws, laminate worktop, tiled splash back, ceramic inset sink, integrated AEG oven, induction hob and overhead extractor, dish washer, fridge/freezer.

### Utility

10' 02" x 6' 01" (3.10m x 1.85m) Laminate worktop space for washing machine and tumble dryer, door to side.

## Home Office



6' 05" x 6' 3" (1.96m x 1.91m) Double glazed window to rear, currently used as an office space.

## WC

6' 0" x 3' 0" (0.91m x 1.52m) Low level WC.

## First Floor

### Landing

Window to side, radiator, loft access. ( The loft is part boarded/insulated)

### Bedroom One



17' 01" x 12' 03" (5.21m x 3.73m) Two original Sash windows to front, radiator, cast iron fireplace.

# Property Details.

## Bedroom Two



8' 04" x 7' 08" (2.54m x 2.34m) Double glazed window to rear, radiator, cast iron fireplace.

## Bedroom Three



10' 01" x 9' 06" (3.07m x 2.90m) Double glazed windows to rear and side, cupboard housing boiler, radiator.

## WC

5' 08" x 4' 05" (1.73m x 1.35m) Low level WC, wash hand basin.

## Family Bathroom



12' 09" x 6' 02" (3.89m x 1.88m) Sash window to side, towel rail, part tiled walls, low level WC, wash hand basin, panelled bath, separate shower cubicle,

## Outside

### Rear Garden



A generous rear garden that runs the full length of Sydney street leading through to Tower Street making the garden size larger than average. Mainly laid to lawn, patio area, retained by privacy fencing.

### Off Road Parking & Garage

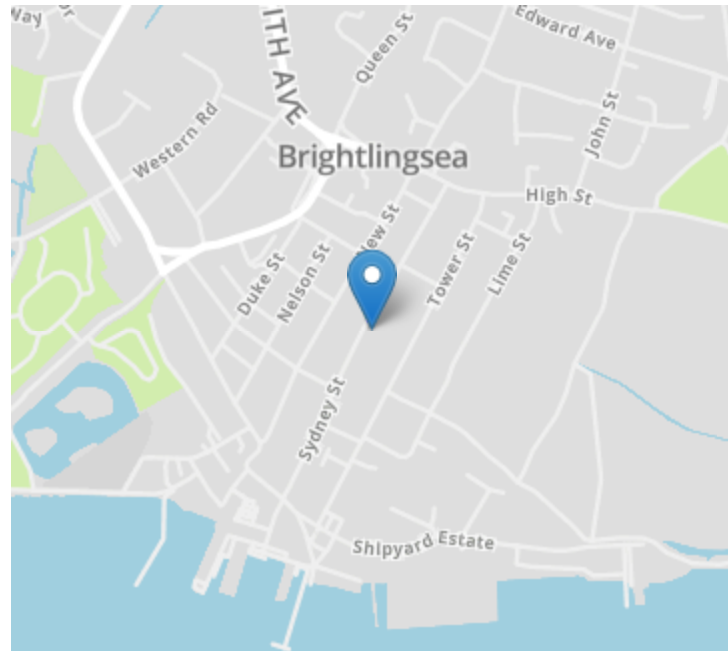
Garage with electric door, currently used as a workshop, hard standing contrate area for off road parking.

# 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.