



- Detached Family Home
- Flexible Accommodation
- Off Road Parking
- Modern Kitchen & Bathroom
- Lounge With Fireplace
- Plenty of Potential

### 77 Seaview Road, Brightlingsea, Colchester, Essex. CO7 0PR.

A brilliant detached home in this popular position within easy reach of good schooling, local shops, and of course Brightlingsea town centre and marina. With flexible accommodation to include two first floor bedrooms, cloakroom with shower room potential, ground floor bedroom/study, separate dining room, living room with fireplace, kitchen/breakfast room and bathroom. Outside there are two garden areas and off road parking.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor and doors to.

### Lounge



17' 0" x 11' 11" (5.18m x 3.63m) Large windows to front, stone fireplace with inset grate, radiator, TV point.

### Bedroom Three/Study



9' 0" x 7' 5" (2.74m x 2.26m) Window to front and radiator.

## Dining Room



9' 0" x 9' 2" (2.74m x 2.79m) Window to side and radiator.

## Bathroom



Two obscure windows to rear, panel bath, vanity wash hand basin, close coupled WC, heated towel rail, tiled walls.

# Property Details.

## Kitchen/Breakfast Room



12' 2" x 11' 9" (3.71m x 3.58m) Door to rear, windows to side and rear, tiled floor, radiator, a modern range of fitted units and drawers with worktops over, inset sink and drainer, space for cooker with extractor over, tiled splashback, space for fridge/freezer, space for washing machine, large storage cupboard.

## First Floor

### Half Landing

With airing cupboard and doors to.

### Bedroom One



17' 2" x 12' 2" (5.23m x 3.71m) Window to front, radiator.

## Bedroom Two



12' 1" x 8' 7" (3.68m x 2.62m) Window to side, radiator, door to Cloakroom.

## Cloakroom

8' 8" x 8' 0" (2.64m x 2.44m) Velux window to side, radiator, close coupled WC, pedestal wash hand basin door to eaves storage space and further loft. This room has potential to fit a shower cubicle also.

## Outside

### Gardens



All enclosed by panel fencing and mainly laid to lawn, there is a front garden and side garden with various shrubs and plants.

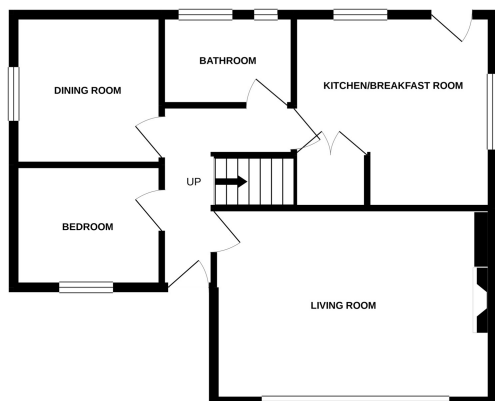
## Parking

Off road parking is found to the front of the property.

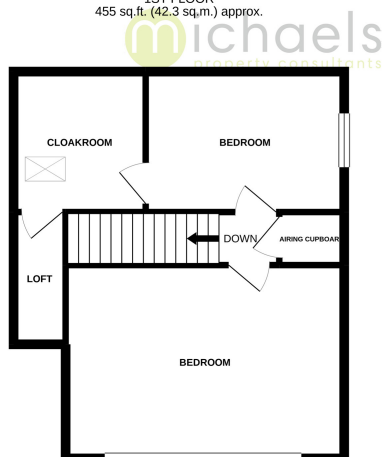
# Property Details.

## Floorplans

GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



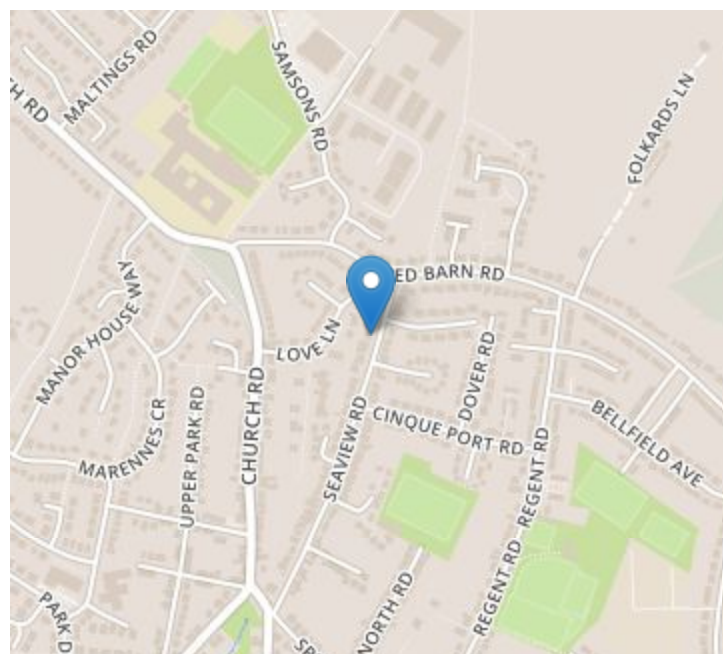
1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



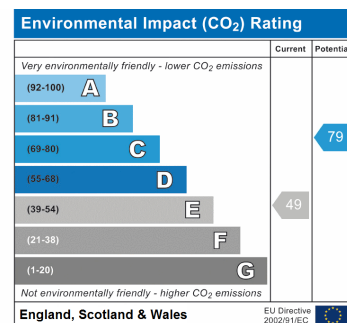
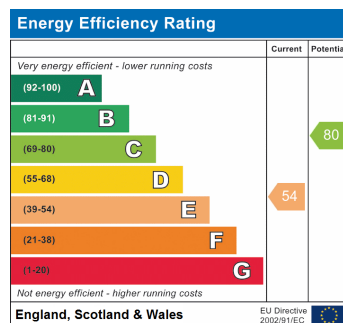
TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.