



- Detached Home
- Period Features
- Log Burner in Lounge
- Two Reception Rooms
- Ground floor Cloakroom
- Two Bedrooms
- First Floor Study

### 94 High Street, Brightlingsea, Colchester, Essex. CO7 0EG.

A charming and character filled detached period home in this sought after position within Brightlingsea Town. Offering flexible accommodation over two floors to include two first floor double bedrooms, a smaller third room which could be offered as a study/office or small nursery, first floor bathroom, 21ft Lounge with log burner, feature timbers, sash windows with shutters, entrance hall, dining room, cloakroom, kitchen and cottage style garden.



# Property Details.

## Ground Floor

### Entrance Hall

Solid wood flooring, window to side, fitted cupboard, ornate part glazed door to lounge, stolen light window to lounge, feature studwork.

### Lounge



21' 2" x 11' 9" (6.45m x 3.58m) Two sash windows to front with fitted shutters, sash window to rear, circular window to side, solid wood flooring, fireplace with tiled hearth and inset log burner, radiator, feature studwork and beams, TV point and door to dining room.

### Dining Room



15' 1" x 11' 2" (4.60m x 3.40m) Glazed door to side garden, window to rear, window to either side, stairs rising to first floor with cupboard under, wood flooring, radiator and door to lobby.

### Lobby

Window to side, boiler cupboard, wood floor and doors to.

## Cloakroom



Close couple WC, wall hung wash hand basin, radiator, window to side.

## Kitchen



15' 0" x 6' 9" (4.57m x 2.06m) French doors to rear, two windows to side, wood flooring, heated towel rail, a range of fitted units and drawers with worktops over, inset sink and drainer, spaces for appliances, matching eye level units, range cooker with extractor over.

# Property Details.

## First Floor

### Landing

Window to side, loft access ad doors to.

### Bedroom One



11' 10" x 9' 11" (3.61 m x 3.02m) With sash window to front, two fitted wardrobes, radiator, wood flooring.

### Bedroom Two



9' 1" x 9' 0" (2.77m x 2.74m) Window to front, radiator, wood effect flooring, large fitted wardrobe.

### Study

10' 0" x 4' 1" (3.05m x 1.24m) Window to rear, radiator.

## Bathroom



Obscure window to rear, panel bath, tiled floor, tiled walls, close couple WC, pedestal wash hand basin, heated towel rail.

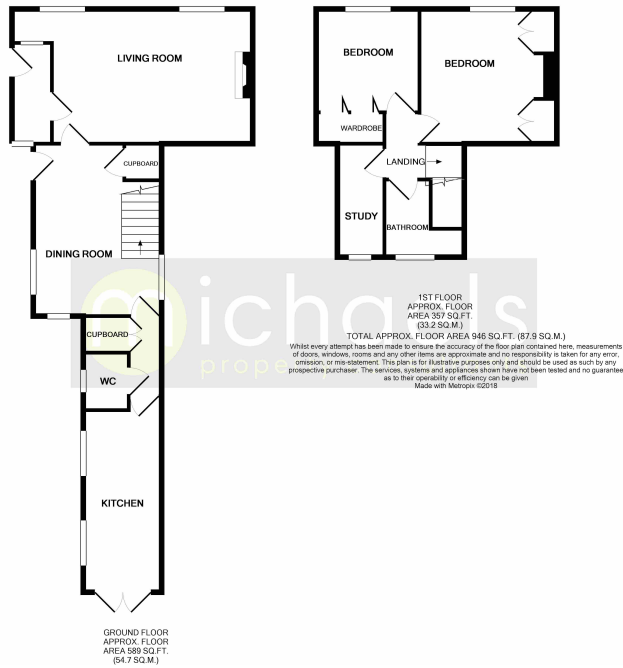
## Rear garden



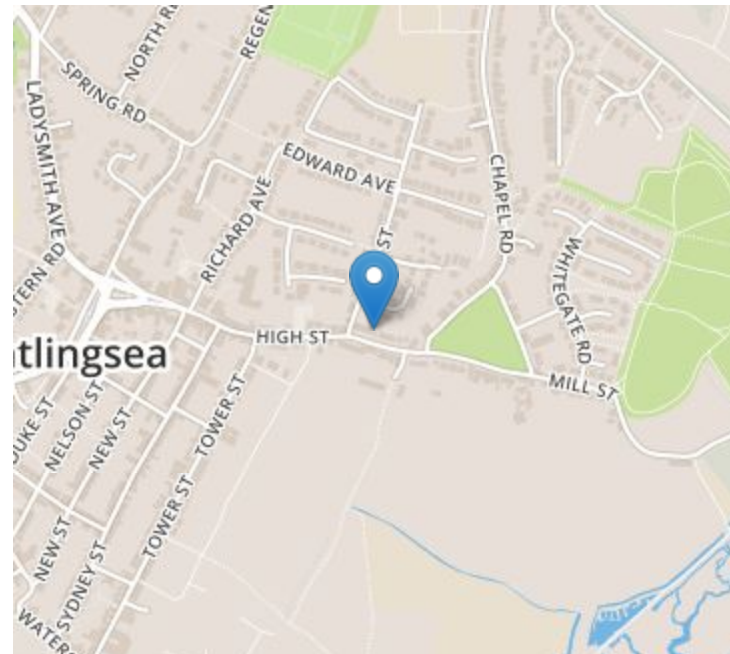
A beautiful space with various areas including patio area, lawn area, summer house, various shrubs and plants, enclosed by fencing and brick wall with gated side access.

# Property Details.

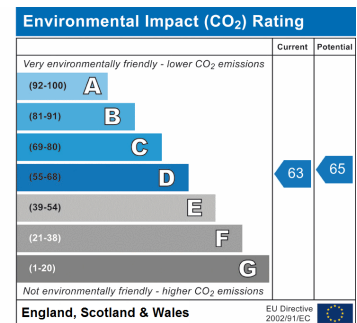
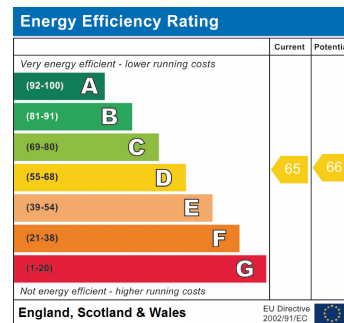
## Floorplans



## 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.