

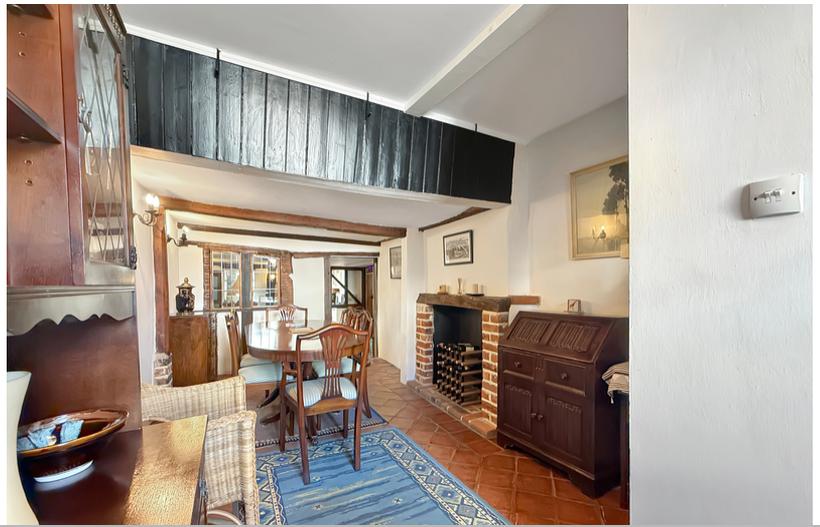


78 High Street, Brightlingsea, Colchester, Essex. CO7 0EG.

This charming Grade II listed property offers a fine combination of period character and sympathetic modern additions. Many original features remain throughout the home, showcasing its heritage, including exposed timber beams, traditional tiled floors, and a striking Inglenook-style fireplace that forms a central feature within the living area.

A standout addition to the property is the contemporary garden room, which has been thoughtfully designed to create a bright and welcoming living space. Large roof skylights allow natural light to pour in, while two sets of sliding doors open out onto the garden, creating an easy flow between inside and outside. The room also benefits from underfloor heating for added comfort, along with cleverly integrated fitted storage that provides discreet utility space.

- Grade II listed character property
- Convenient location close to town amenities and waterfront
- Blend of period features and modern extension
- Exposed beams and Inglenook-style fireplace
- Bright garden room with three skylights
- Sliding doors opening onto the garden
- Underfloor heating in the extension
- Bespoke built-in storage with utility space
- Three first-floor bedrooms with flexible layout
- South-facing cottage-style garden



Property Details.

Ground Floor

Entrance Porch

Reception Room



20' 09" x 9' 2" (6.32m x 2.79m)

Living Area



12' 5" x 11' 2" (3.78m x 3.40m)

Kitchen



10' 3" x 7' 6" (3.12m x 2.29m)

Bathroom



7' 5" x 7' 2" (2.26m x 2.18m)

Property Details.

Garden Room



14' 6" x 9' 4" (4.42m x 2.84m)

Bedroom Two/ Dressing Room



9' 8" x 8' 3" (2.95m x 2.51m)

First Floor

Bedroom One



12' 1" x 11' 8" (3.68m x 3.56m)

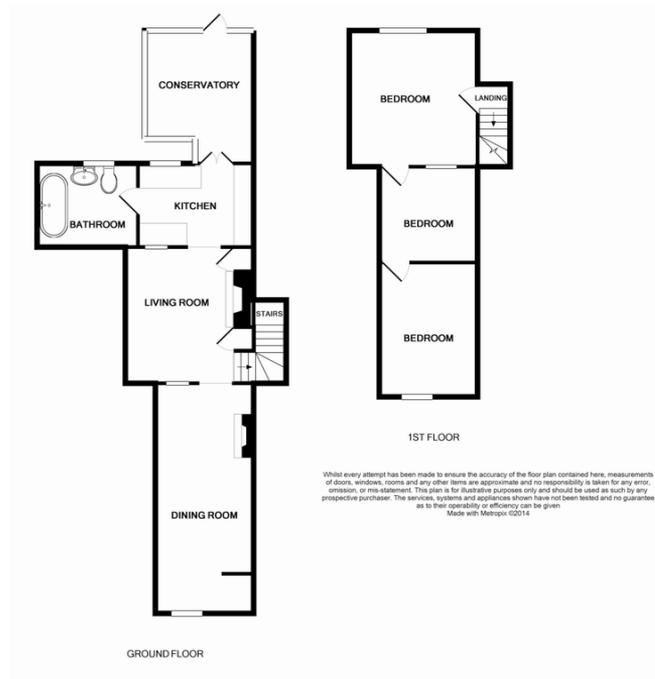
Bedroom Three



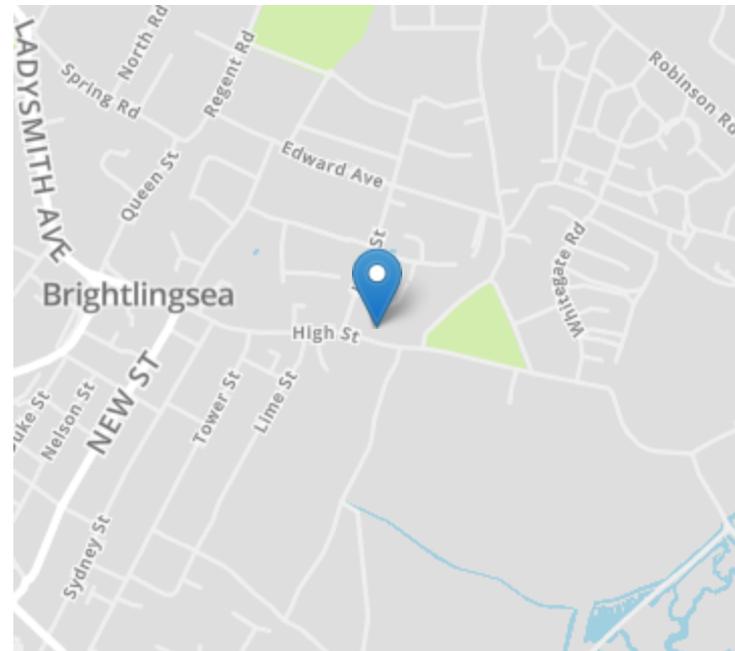
11' 2" x 9' 4" (3.40m x 2.84m)

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.