



- Detached Family Home
- Four Bedrooms With Option For 5th Bedroom To the Ground floor
- Ground Floor Bathroom
- Garage & Driveway
- Rear Garden
- Walk Distance To Public Transport & Colne Community School
- Gas Central Heating & Double Glazing
- Annex Potential
- Kitchen & Utility Room
- Living Room & Dining Room

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

Family home position in highly sought after residential road. The property is also situated within in the popular town of Brightlingsea is this four/five bedroom detached chalet bungalow. An individually built property, this home is filled features with local historic sentiment. The property itself provides great access to the Town Centre, schooling and Marina. Internally it boasts a light and spacious entrance hall, bedroom five/third reception, bathroom, separate WC, living room, dining room, kitchen, four first floor bedrooms, garage (presently office/study), utility area, off road parking for several vehicles. \*\*Guide Price £475,000 - £495,000\*\* Call us now to arrange your viewing





# Property Details.

## Ground Floor

### Entrance

Part glazed entrance door and matching side panel to entrance area with further panel glazed door to entrance hall.

### Hallyway

Radiator, stair flight to first floor landing, built in cloaks cupboard, picture rail, wood laminate style floor and under stairs storage cupboard.

### Cloakroom

Frosted window to side elevation, low level WC, hand wash basin.

### Bathroom

Two frosted windows to side elevation, pedestal hand wash basin, low level WC, panel bath with mixer tap shower attachment, tiled floor, tiled walls, strip light and radiator.

### Third Reception/Bedroom Five

9'11" x 9'2" (3.02m x 2.79m) Double glazed leaded light window to front elevation and radiator

### Storage/Office

16'11" x 8'5" (5.16m x 2.57m) (Originally garage) Radiator, power and light connected and door to utility area.

### Utility Area



8'5" x 7'2" (2.57m x 2.18m) Double glazed leaded light door to rear garden, wall mounted gas fired combination boiler, plumbing for automatic washing machine, space for tumble dryer, storage cupboard and storage space

## Reception Room



14'7" x 13'7" (4.45m x 4.14m) Stone fire surround with open fire and double glazed patio doors to rear garden.

## Dining Room

15'4" max x 11'9" reducing to 11'9" (4.67m x 3.58m) Open fire, double glazed window to side elevation, radiator, double glazed patio doors to rear garden and two double glazed windows to either side with garden views

## Kitchen



11'11" x 10'11" (3.63m x 3.33m) Spotlights, double glazed stable door and two double glazed windows to side elevation, one and a quarter bowl inset sink unit with mixer tap and cupboards under, range of floor standing cupboards, drawer and units with adjacent roll edge work surfaces all of which are solid wood, and tiled splash backs, wall mounted matching cupboards, leaded light glazed display cabinet, courtesy lighting under units, built in eye level double oven, inset to tall standing storage unit, four ring electric ceramic hob with extractor over, plumbing for automatic dishwasher and serving hatch to dining area

# Property Details.

## First Floor

### Landing

Built in cupboards and doors to;

### Bedroom



17'2" x 8'4" (5.23m x 2.54m) Double glazed window to one elevation, radiator, TV points, range of fitted Sharps wardrobes, drawers, and bedside cabinets.

### Bedroom



12' reducing to 9'2" x 10'5" (3.89m x 3.18m) Double glazed lead light window to side elevation and radiator.

### Bedroom

14'11" x 9'4" reducing to 6'6" (4.55m x 2.84m) leaded light glazed window to side elevation, double radiator, walk in wardrobe cupboard and access area to eaves

### Bedroom

10'8" x 8'6" (3.25m x 2.59m) Double glazed leaded light window to front elevation, TV point, radiator and built in wardrobe, with eaves access.

## WC

Low level WC, wash hand basin.

## Outside

### Front Garden

Laid mainly to lawn with flower beds, off road parking via driveway and access to one side, external electricity points, and security lights.

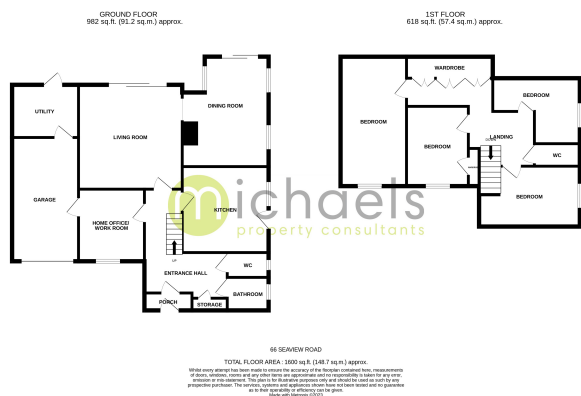
### Rear Garden



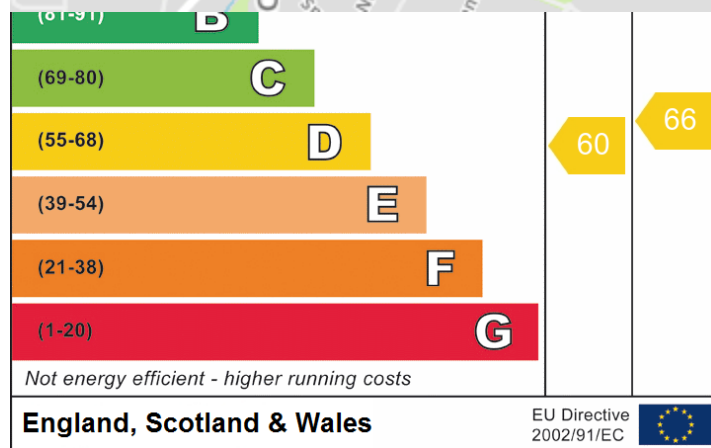
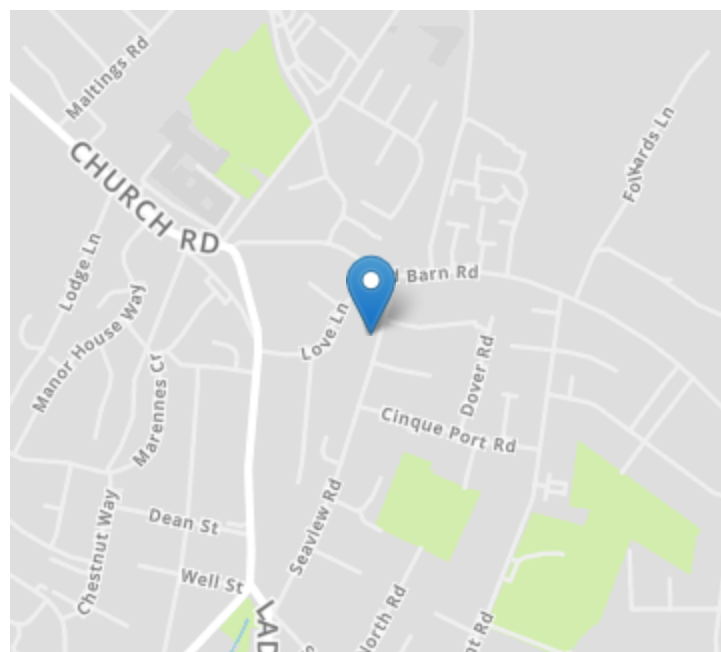
Laid mainly to lawn with flower beds and borders, concrete patio, water feature, shed in the rear garden to remain (STN) as well as shed down the side of the property (STN) side access to both sides, outside water tap, security lights, and external electricity points.

# Property Details.

## Floorplans



## 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.