



## 39 Ladysmith Avenue, Brightlingsea, Colchester, Essex. CO7 0JD.

Situated in the sought-after coastal town of Brightlingsea, Ladysmith Avenue enjoys a convenient position within easy reach of the town's vibrant waterfront and marina. Brightlingsea is renowned for its sailing heritage, beautiful coastal walks and relaxed seaside atmosphere. Residents benefit from a range of local amenities including independent shops, cafés, restaurants and everyday conveniences, while the nearby beach and waterfront provide ideal spots for leisure and outdoor activities. The town also offers well-regarded schooling and excellent transport links to surrounding areas including Colchester, making it an attractive location for families and commuters alike.



- Charming bay-fronted detached period home
- Convenient location in Brightlingsea close to waterfront and amenities
- Three well-proportioned bedrooms
- Two spacious reception rooms
- Stylish upgraded shaker-style kitchen with integrated appliances
- Utility space and downstairs cloakroom
- Original tiled flooring to entrance hall
- Patio doors opening to rear garden with excellent natural light
- Modern first floor bathroom with geometric tiling and vanity basin
- Generous rear garden with raised patio and mature planting

# Property Details.

## Ground Floor

### Entrance Hall

### Sitting Room



13' 5" x 12' 2" (4.09m x 3.71m)

### Dining Room



13' 5" x 13' 4" (4.09m x 4.06m)

### Inner Hall



## Kitchen



13' 9" x 8' 7" (4.19m x 2.62m)

### Rear Lobby

### WC

## First Floor

### Landing

### Bedroom One



14' 1" x 10' 9" (4.29m x 3.28m)

# Property Details.

## Bedroom Two



11' 4" x 10' 9" (3.45m x 3.28m)

## Bedroom Three



9' 2" x 8' 7" (2.79m x 2.62m)

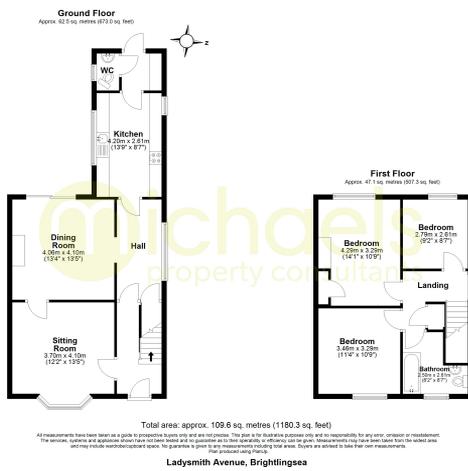
## Family Bathroom



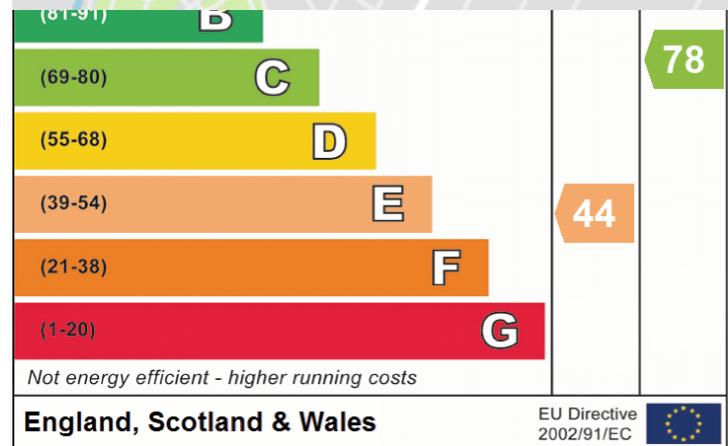
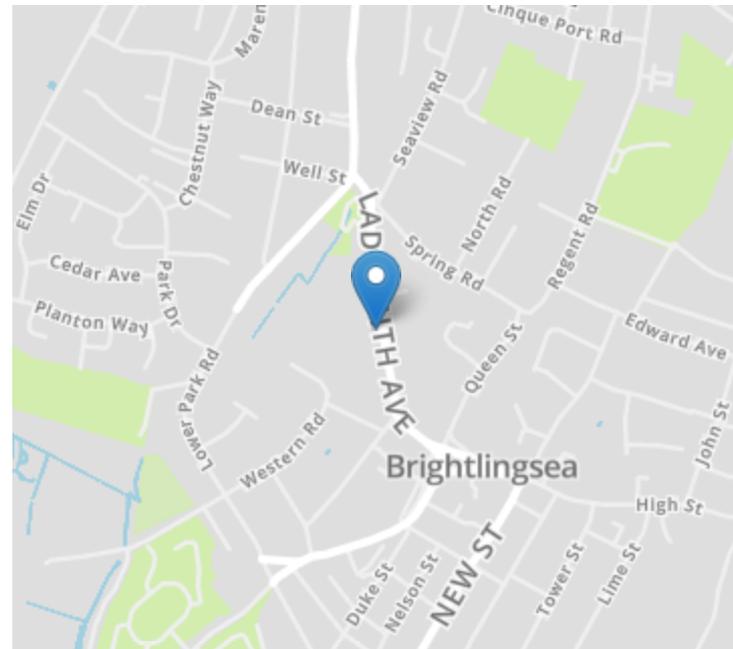
8' 7" x 8' 2" (2.62m x 2.49m)

# 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.