



- Detached House
- Four Bedrooms
- Garage & Driveway
- Substantial & Beautiful West Facing Garden
- Victorian Home
- Two Reception Rooms
- Walking Distance of The Waterside Marina & Town Centre

15 Ladysmith Avenue, Brightlingsea, Colchester, Essex. CO7 0JD.

Discover this charming Victorian detached house in the heart of Brightlingsea, offering four spacious bedrooms and two inviting reception rooms, perfect for family living and entertaining. This delightful home boasts a substantial, beautifully maintained west-facing garden, ideal for relaxing evenings and outdoor gatherings. Enjoy the convenience of a garage and driveway providing ample parking. Situated within walking distance of the vibrant town centre and the picturesque waterside marina, this property combines historic charm with modern lifestyle. Whether you're exploring the local shops, enjoying waterfront strolls, or simply unwinding in your generous garden, this Brightlingsea home offers a unique blend of comfort, character, and location.



Property Details.

Ground Floor

Entrance Hall

22' 11" x 5' 5" (6.99m x 1.65m) Stairs to first floor, understairs storage, doors leading to:

Lounge



13' 0" x 12' 6" (3.96m x 3.81m) Bay fronted window to front, chimney breast, double doors onto the dining room.

Dining Room



12' 09" x 12' 6" (3.89m x 3.81m) Double glazed window, wall lights.

Kitchen/ Breakfast Room



16' 5" x 10' 0" (5.00m x 3.05m) Double glazed windows to side, radiator, a range of wall and base units, inset sink, worktop over, part tiled walls, integrated oven, gas hob, oven, wall mounted boiler, opening onto the breakfast room.

Utility Room

7' 6" x 4' 1" (2.29m x 1.24m) Window to rear, spaces for washing machine, tumble dryer and fridge, stainless steel sink.

Ground Floor WC

Double glazed window to side, corner wall mounted sink, WC.

Conservatory



Double glazed windows to rear and side, French doors to rear.

First Floor

Landing

Window to side, cupboard and doors leading to:

Property Details.

Bedroom One



12' 6" x 12' 5" (3.81m x 3.78m) Double glazed windows to rear, fitted wardrobes, radiator.

Bedroom Two



9' 4" x 9' 4" (2.84m x 2.84m) Double glazed window to front, storage.

Bedroom Three

12' 6" x 9' 4" (3.81m x 2.84m) Double glazed window to front, radiator.

Bedroom Four

10' 0" x 7' 9" (3.05m x 2.36m) Window to front, radiator, fitted wardrobe.

Family Bathroom



Double glazed window to side, inset spot lights, vanity unit with WC, panelled bath with over head shower, shower enclosure.

Outside

Driveway & Garage

Off road parking via the driveway leading to the garage with power.

Rear Garden



A substantial rear garden laid to lawn, retained by fencing, garden shed and workshop, patio area, footpath leading to the bottom of garden, hedging and shrubs, side access.

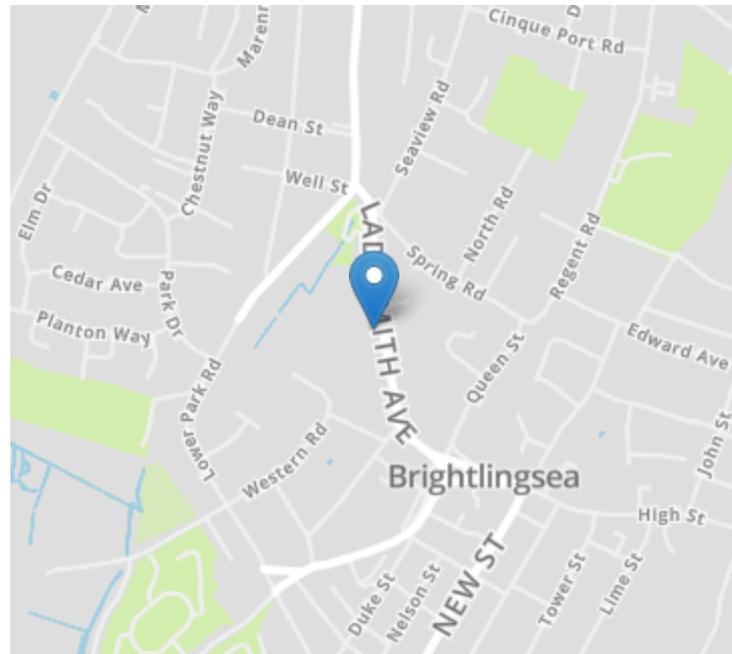
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 availability or efficiency can be given.
Made with Hectopac ©2024.

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.