



- No Onward Chain
- Sea Views
- Close To Amenities
- Period Charm Throughout
- Juliet Balcony
- Off Road Parking & Carport
- Spacious Garden
- Five Bedrooms

53 Colne Road, Brightlingsea, Colchester, Essex. CO7 0DU.

A charming and well presented end of terrace house in the sought after waterside town of Brightlingsea. The current owners over time have extended the property, creating superb space for any family. Internally it features three first floor bedrooms with a further two bedrooms on the second floor, family bathroom, two reception rooms, generous kitchen/family room, ground floor bathroom, gorgeous gardens and is filled with character features throughout. Please call for further details and to arrange a viewing of this stunning home.



Property Details.

Ground Floor

Porch

2' 11" x 4' 10" (0.89m x 1.47m) Door to;

Hallway

Radiator and doors to;

Living Room

12' 11" x 14' 5" (3.94m x 4.39m) Bay window to front, karndean flooring, original fireplace with gas fire and ornate coving.

Dining Room

11' 5" x 12' 9" (3.48m x 3.89m) Radiator, access to under stairs storage cupboard, fire place karndean flooring and doors to;

Family Room



11' 5" x 12' 9" (3.48m x 3.89m) Side door access from the front of the house, patio doors to rear, opening into kitchen;

Kitchen



19' 1" x 7' 5" (5.82m x 2.26m) single door to rear, range of eye and low level fitted units with work surface over, free standing gas cooker and hob with extractor over, space for free standing dishwasher, fridge freezer and door to;

Bathroom



Window to rear, radiator, tiled bathroom, corner bath with mixer taps and electric shower over, wash hand basin and vanity sink unit, W/C.

First Floor

Landing

Window to side, and doors to;

Property Details.

Master Bedroom



11' 6" x 13' 8" (3.51m x 4.17m) Windows to rear, radiator, built in wall wall mounted storage cupboards, shower cubicle.

Bedroom five

8' 8" x 7' 10" (2.64m x 2.39m) Window to front, wood effect laminate flooring.

Bedroom Four



8' 1" x 7' 10" (2.46m x 2.39m) Window to front.

W/C

W/C, wash hand basin.

Second Floor

Landing

Window to side, doors to;

Bedroom Two



16' 7" x 11' 2" (5.05m x 3.40m) Windows and Juliet balcony to rear, radiator, built in storage units.

Bedroom Three

16' 7" x 8' 11" (5.05m x 2.72m) Window to front, built in wardrobe and eaves storage.

Outside

Garden



Stepping into the garden you can see that the current owners have maintained the space over time incredibly well. Enclosed by fencing and with views across the sea front its a peaceful space reside in. Mostly laid to lawn, with sections consisting of patio and decking. There is excellent storage externally as well as the there are three sheds positioned in the garden. At the bottom of the garden there's a carport which provides two off road parking spaces.

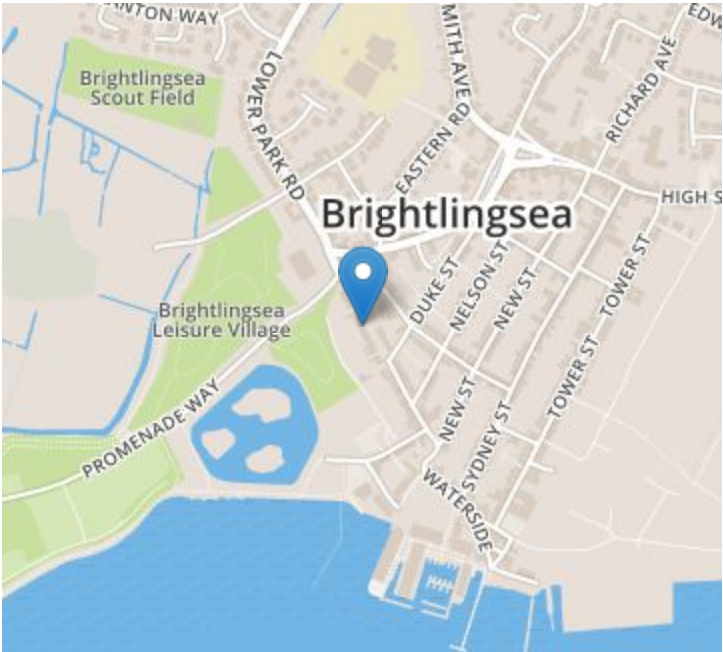
Agent's Note

The financial return on the solar panels exceeds the present owners actual Gas and Electric bill running cost for the year. The return on the solar panels is index linked and has another 16 years left to run. This return is transferable to the new owners.

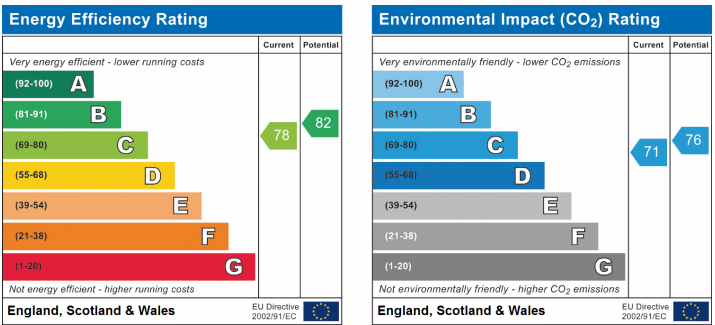
Property Details.

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.