



- Detached House
- Four Bedrooms
- Garage & Off Road Parking
- West Facing Rear Garden
- Open Plan Living
- Sought After Location
- Double Glazed & Gas Central Heating
- Ground Floor & First Floor Bathrooms
- Ground Floor Bathroom & First Floor Shower
- No Onward Chain

63 Seaview Road, Brightlingsea, Colchester, Essex. CO7 0PR.

A wonderful opportunity to own this established detached family home in this sought after position within the waterside town of Brightlingsea. Sitting on a good plot and being within easy reach of all the local amenities including shops, schools, bus stops and the waterfront, this property offers excellent potential for a family to put there own stamp on. On the first floor there are two double bedrooms, shower and WC, downstairs there are a further two bedrooms, family bathroom and a generous lounge and kitchen/diner. Outside there is a generous garden, garage and parking. Chain Free. **Guide Price £350,000 - £375,000**.



Property Details.

Ground Floor

Entrance Hall

Wooden front door, radiator, doors leading to:

Kitchen



10' 0" x 10' 0" (3.05m x 3.05m) Window to side, parquet flooring, strip lighting, a range of wall and base units with laminate worktop, sink with drainer, space for washing machine, dishwasher, fridge/freezer and tumble dryer, tiled walls, open plan.

Diner



15' 0" x 12' 7" (4.57m x 3.83m)

Double sliding patio doors to rear, radiator, stairs to first floor, opening to kitchen/ lounge, 2 storage cupboards (one housing boiler/water heater) stairs to first floor.

Living Room



13' 1" x 13' 1" (3.98m x 3.98m) window to rear, centre light, radiator, brick-built open fireplace with working log burner.

Ground Floor Bedroom



13' 9" x 10' 0" (4.19m x 3.05m) Window to front, inset spot lighting, radiator, mirror fronted fitted wardrobes

Ground Floor Bedroom/ Office

12' 4" x 7' 11" (3.76m x 2.41m) Window to side, radiator.

Property Details.

Ground Floor Bathroom



Obscured window to side, tiled floor and walls, corner bath, shower cubicle, low level WC, radiator.

First Floor

Landing

Window to side, radiator.

Bedroom



20' 6" x 14' 6" (6.24m x 4.42m) Windows to side and front, carpet, centre ceiling fan with light, radiator, storage cupboards, door to:

En-Suite Shower Room

Fully tiled, shower enclosure

Bedroom



11' 2" x 9' 0" (3.40m x 2.74m) Window to front, radiator, storage cupboard

Cloakroom

Obscured window to side, radiator, low level WC, pedestal wash hand basin,

Outside

Rear Garden



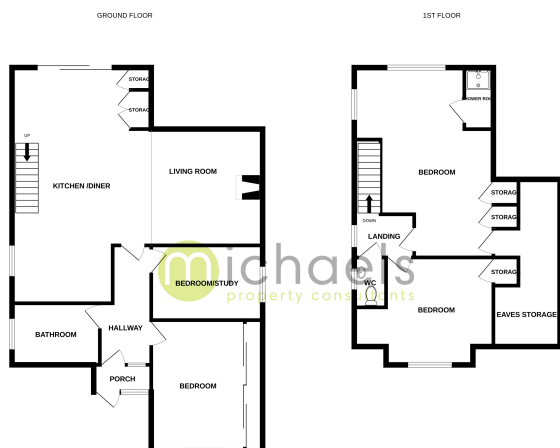
A well maintained rear garden, mainly laid to lawn with mature shrubs, patio area leading to garage with power, shed and potting shed, side access via both aspects of the property.

Front

A generous driveway creating off road parking to the front via the block paving, flower bed with mature shrubs.

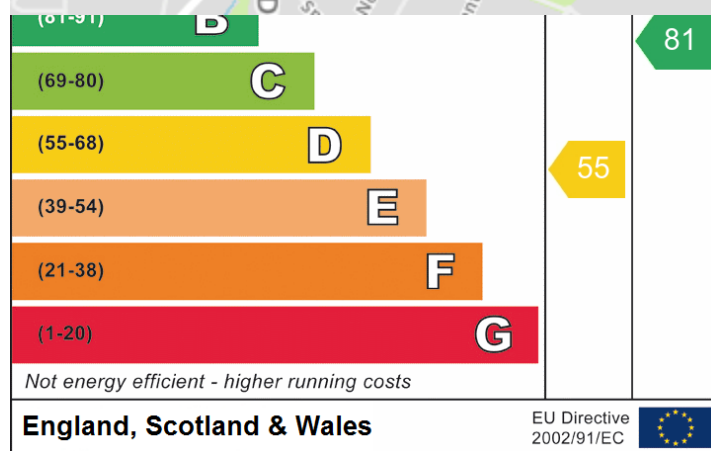
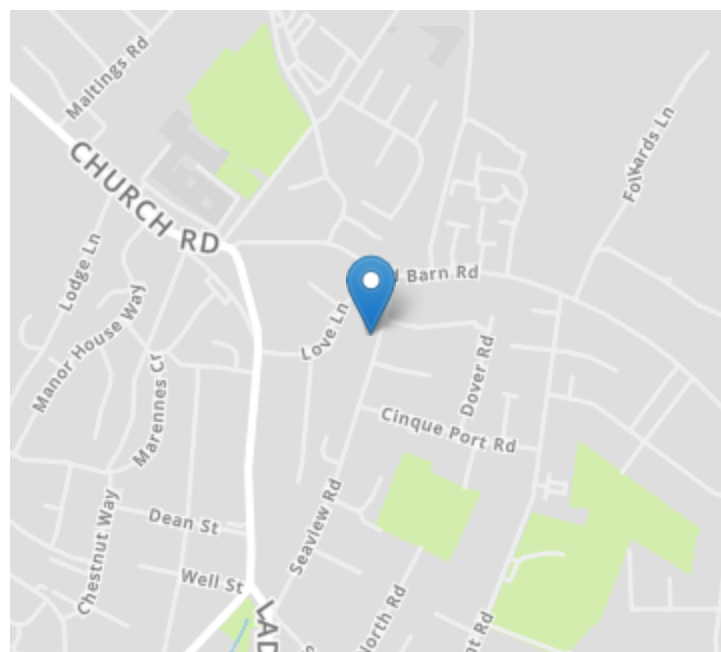
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, distances, rooms and any other details are approximate and not necessarily intended to be an absolute or final measure. It is advised that you should verify all measurements and distances by your own independent professional surveyor. The information provided is for general guidance only and should not be relied upon for any specific purpose. The information provided is for general guidance only and should not be relied upon for any specific purpose. It is advised that you should verify all measurements and distances by your own independent professional surveyor. The information provided is for general guidance only and should not be relied upon for any specific purpose.

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.