



- Character and Charm
- Three Bedroom Semi Detached
- 13th Century Cottage
- Off Road Parking & Garage
- Spacious Garden
- Ground Floor Cloak Room & Family Bathroom
- Close To Shops And Amenities
- Seafront Location

73 High Street, Brightlingsea, Colchester, Essex. CO7 0AQ.

A simply stunning grade II listed 13th century house located in the heart of the popular seaside town of Brightlingsea. Internally there are many original features including exposed beams and beautiful brick fireplaces. The accommodation comprises large living room with open plan dining area, bespoke kitchen/breakfast room with solid Ash worktop and butler sink, ground floor cloakroom, utility room, three bedrooms spreading over two floors, shower room and open plan bedroom/bathroom on the top floor. Outside are the generous gardens and off street parking behind gates for several vehicles. To fully appreciate everything this character filled property has to offer call us now to arrange your viewing.



Property Details.

Ground Floor

Living Room



16'4" x 21'1" (4.98m x 6.43m) Exposed beams and studwork, two secondary glazed leaded light windows to front, brick built feature fireplace, radiator, television point, open access to dining area, door to kitchen, door to utility room

Dining area



7' x 8'3" (2.13m x 2.51m). Tiled flooring, radiator

Kitchen/Breakfast Room



5'11" x 18'4" (1.8m x 5.59m). Secondary glazed leaded light window to front, window to rear, double door to side, cooker hood, solid ash work top with inset butler sink with mixer tap, cupboards and drawers under, space for range cooker, radiator, oak flooring

Utility Room

8'7" x 9'9" (2.62m x 2.97m). Window to side, door to side to garden, stairs to first floor, floor standing gas fired boiler, wooden work surface with butler sink and cupboard under, space for washing machine and dishwasher, radiator, slate flooring, door to cloakroom

W/C

3'2" x 4'5" (0.97m x 1.35m). Obscure window to side, low level WC, slate flooring, part tiled walls, radiator

First Floor

Landing

16'7" x 11'3" (5.05m x 3.43m). Exposed wooden flooring, radiator, two windows to side, stairs to bedroom three, telephone point

Bedroom One



16'4" x 12'5" (4.98m x 3.78m). Window to front, walk-in wardrobe, exposed wood flooring, radiator, exposed wood flooring, eaves storage cupboard

Property Details.

Bedroom Two



16'7" x 6'8" (5.05m x 2.03m). Two windows to rear, window to side, radiator, exposed wooden flooring

Shower Room



7'9" x 5'11" (2.36m x 1.8m). Window to rear, low level WC with enclosed cistern, pedestal wash hand basin with mixer tap, double width tiled shower cubicle, heated towel rail, exposed wooden flooring, extractor fan

Second Floor

Bedroom Three



8'9" x 18'8" (2.67m x 5.7m). Two windows to rear, radiator, pedestal wash hand basin, roll top mini bath with mixer tap and shower attachment

Outside

Garden



The front garden is hard standing and is enclosed by a picket fence. To the side is a pair of wrought iron gates which provides vehicle access to the rear with off street parking. The rear garden has concrete patio area, lawn area and garden shed to remain.

Property Details.

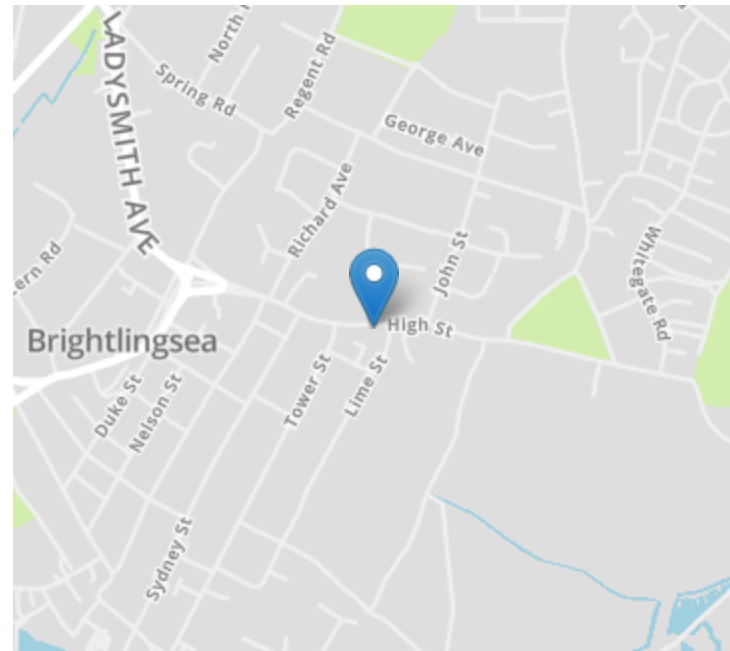
Floorplans



Total floor area 133.0 sq. m. (1,432 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

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.