



- Beautifully Presented
- Edwardian Charm
- Semi Detached
- Great Garden
- Garage and Parking
- Two Reception Rooms
- Walking Distance Of Local Schooling
- Close By To Town Centre

## 4 Ladysmith Avenue, Brightlingsea, Colchester, Essex. CO7 0JB.

\*\*Guide Price £325,000 - £345,000\*\* A beautiful Edwardian Home in the centre of Brightlingsea Town offering excellent access to local amenities and beyond. With many original features and a great blend of modern upgrades this stylish home now offers three first floor bedrooms, family bathroom, entrance hall, lounge with fireplace, separate dining room, modern kitchen, utility room, great wrap round garden, generous garage and ample off road parking.



# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor with storage space, radiator and doors to.

### Lounge



16' 3" x 12' 0" (4.95m x 3.66m) Windows to front and side, two radiators, picture rail, ornate fireplace.

### Dining Room



14' 1" x 8' 9" (4.29m x 2.67m) French doors to rear, wood effect flooring, radiator, feature brick wall with arch to kitchen.

### Kitchen



11' 1" x 7' 9" (3.38m x 2.36m) Window to side, tiled floor, doorway to utility room, a modern range of fitted units and drawers, inset glass hob with extractor over, inset sink and drainer, fitted oven, space for dishwasher, matching eye level units, tiled splash backs.

### Utility Room

Window to rear, glazed door to garden, tiled floor, radiator, worktops and units with space for appliances.

### First Floor

### Landing

Loft access and doors to.

# Property Details.

## Bedroom



14' 1" x 11' 11" (4.29m x 3.63m) Windows to front and side, a range of fitted bedroom furniture, radiator.

## Bathroom



Window to rear, panel bath with shower screen, pedestal wash hand basin, close couple WC, half tiled walls, heated towel rail.

## Bedroom



11' 5" x 8' 3" (3.48m x 2.51m) Windows to side and rear, radiator, fitted wardrobe.

## Outside

### Garden



A generous garden mainly laid to lawn and enclosed by panel fencing, patio area, gated side access.

## Bedroom

8' 5" x 6' 8" (2.57m x 2.03m) Window to front, radiator.

## Garage and Parking

Hardstanding offering ample off road parking, access to oversized garage of 22'4 x 11'5 with window and door to garden, up and over door to front.

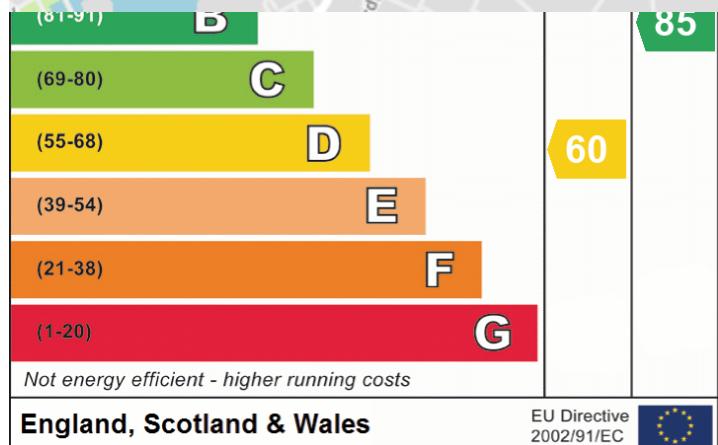
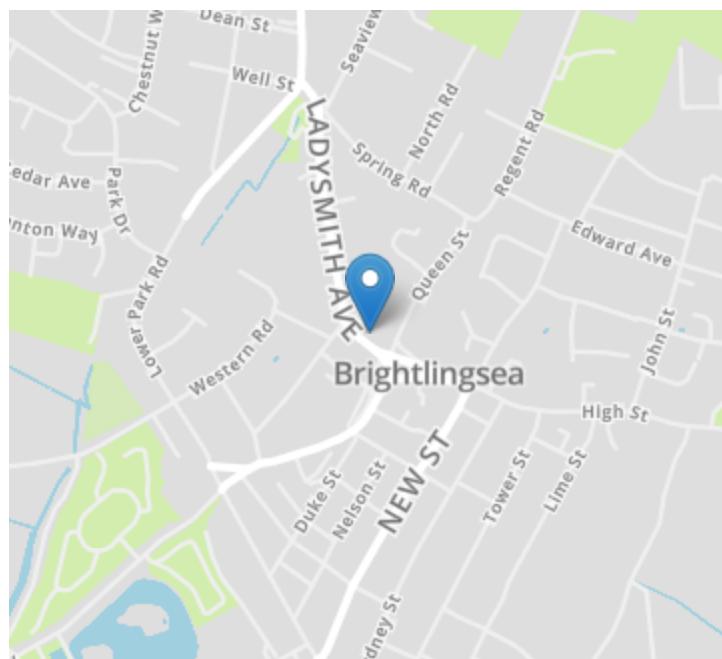
# Property Details.

## Floorplans



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## Location



TOTAL FLOOR AREA: 1221 sq.ft. (113.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. No responsibility is accepted 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 operation can therefore be given.  
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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.

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