



- Town House
- Three Bedrooms
- Balcony Of The Living Room
- Beautiful Sea Views
- Off Road Parking & Integral Garage
- No Onward Chain
- Open Plan Kitchen & Living Room
- Double & Triple Glazing

## 2 Fieldgate Dock, Brightlingsea, Colchester, Essex. CO7 0BA.

A stunning Town House with breath taking sea views. Escape to the waterfront in this brilliant, spacious and well presented three storey house with a south facing balcony and wonderful views over looking the Estuary on the River Colne. Ideal for a family or holiday home, this property is offered with no onward chain and highlights include spacious open plan lounge with balcony over looking the water, three bedrooms, integral garage with front and rear access and parking. Viewing highly advised. Guide Price £400,000- £425,000





# Property Details.

## Ground Floor

### Hallway

UPVC front door, Stairs leading to garage and first floor.

### Garage

29' 10" x 15' 4" (9.09m x 4.67m) Power, wall mounted boiler, up and over garage door, rear doors opening onto the garden.

### Study

7' 01" x 5' 06" (2.16m x 1.68m) Feature windows to rear.

## First Floor

### Landing

Doors leading to:

### Kitchen



12' 06" x 8' 03" (3.81m x 2.51m) Double glazed window to front, open plan onto the living room, fitted kitchen including range of wall and base units, laminate worktop, integrated, dish washer, fridge/freezer, pull out larder unit, double oven, hob and cooker hood.

## Living Room



15' 09" x 15' 02" (4.80m x 4.62m) Double glazed window to rear and patio door opening onto the balcony with stunning sea views, marble hearth and wooden surround.

## Family Bathroom



8' 05" x 4' 09" (2.57m x 1.45m) Obscure window to front, fitted bath with shower over, low level WC, storage cupboard, part tiled walls.

# Property Details.

## Second Floor

### Landing

Doors leading to:

### Bedroom



15' 03" x 15' 01" (4.65m x 4.60m) Double glazed window to rear, fitted wardrobes and dressing table, Seaview.

### En- Suite WC



Low level WC, wall hung basin.

### Bedroom



12' 10" x 8' 06" (3.91m x 2.59m) Double glazed window to front, fitted wardrobe.

### Bedroom

9' 05" x 6' 04" (2.87m x 1.93m) Double glazed window to front.

## Outside

### Parking

Off road parking to the front of the property, leading to the garage.

### Rear Garden



Private patio area, communal lawn, side access, steps directly leading onto the beach.

## Agent Note

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The vendor has advised that the property has recently had a re-wire and includes hard wired smoke alarms. Triple glazed windows to the North of property.

