



STONERIDGE

ESTATE AGENTS

Seaview Road | Brightlingsea | CO7 0PR

- * Four/Five Bedroom Detached Property
- * 14'6 Lounge with access to Rear Garden
- * 12' Kitchen and Utility Area
- * 15'2 Dining Room
- * Cloakroom and Family Bathroom
- * Ground Floor Bedroom Five/Office
- * Driveway and Enclosed Rear Garden
- * EPC Rating D

GUIDE PRICE £400,000-£450,000



To Arrange a Viewing Please Call Stoneridge Estates on 01206 635 135

Seaview Road | Brightlingsea | CO7 DPR

66/SH/CW/D

WORK FROM HOME! This uniquely designed and built four/five bedroom detached property offers versatile accommodation, lending its-self to either home working or a potential annex conversion. Conveniently located for schooling, supermarkets and within half a mile of Brightlingsea's eclectic town centre with its array of independent shops and businesses. The diverse nature of the accommodation would suit a family with children or those who enjoy well proportioned rooms and a mature garden.

ENTRANCE PORCH

Glazed door to front. Door leading to:-

HALL

Stairs rising to first floor, understairs storage cupboard, wooden style flooring, separate cloak cupboard.

CLOAKROOM

Obscure window to side, low level w.c., vanity wash basin.

BATHROOM

Two obscured glass windows to side, pedestal wash basin, low level w.c., bath with mixer tap and shower attachment. Radiator.

KITCHEN 12' x 10'10 (3.66m x 3.30m)

Stable door to side and two windows to side. Fitted with a range of matching wall and base units with tiled splashbacks, solid wood work surfaces and unit under lighting. Inset sink with mixer tap. Ceramic hob and space for appliances.

BEDROOM FIVE/OFFICE 9'11 x 9'3 (3.02m x 2.82m)

Window to front, Radiator.

GARAGE (CONVERSION) 16'11 x 8'5 (5.16m x 2.57m)

Currently converted into storage/office. This area would lend itself to a further change of use as an annexe. Radiator, door to utility room.

UTILITY AREA 8'4 x 7'11 (2.54m x 2.41m)

Door to rear giving garden access. Combi boiler (not tested), space and plumbing for various domestic appliances.

LOUNGE 14'6 x 13'6 (4.42m x 4.11m)

Patio door giving access to rear garden, feature fireplace with open fire grate.

DINING ROOM 15'2 x 9'10 (4.62m x 3.00m)

Patio door to rear giving access to rear garden, double glazed window to side, radiator, feature brick fireplace with open fire grate.

LANDING

Stairs ascending to ground floor, storage cupboards.

BEDROOM ONE 15'2 x 8'3 (4.62m x 2.51m)

Window, radiator, Sharps fitted bedroom furniture.

BEDROOM TWO 10'6 x 12' (3.20m x 3.66m)

(Greater room measurement is into eaves.) Window to side, radiator.

BEDROOM THREE 15' x 8'2 (4.57m x 2.49m)

(Lesser room measurement is into eaves.) Window to side, radiator, wardrobe, access to storage into eaves.

BEDROOM FOUR 10'2 x 8'5 (3.10m x 2.57m)

Window to front. Radiator, wardrobe, access to eaves storage.

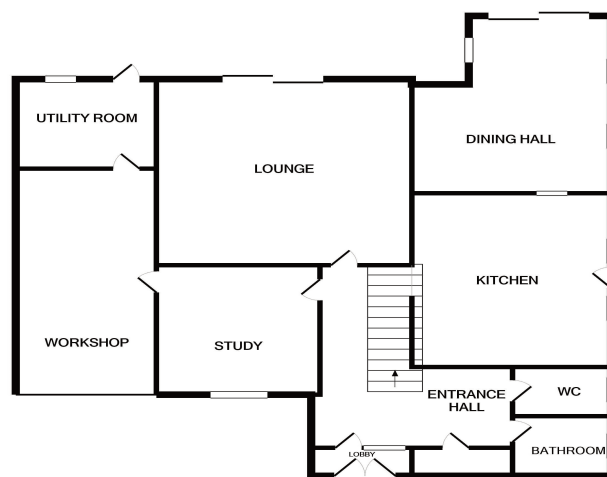
FRONT GARDEN

Driveway with off road parking, side access, security lighting. Brick decorative wall (we are advised the material comes from the Brightlingsea foundry), power points.

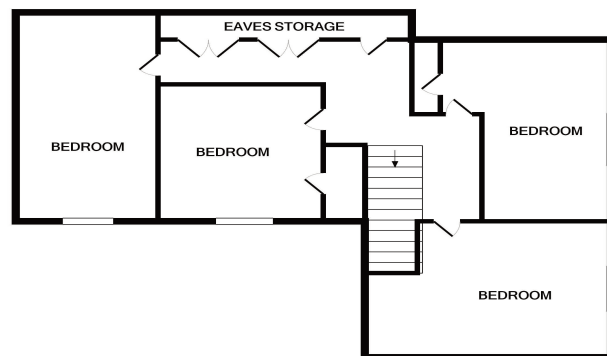
REAR GARDEN

Laid to lawn, flower and shrub borders, water feature, twin side access. Security lighting and power points. Enclosed by panel fencing.





GROUND FLOOR



1ST FLOOR

Visit our website at www.stoneridge-estates.co.uk or email us at sales@stoneridge-estates.co.uk

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. We can also not confirm that such items are within the ownership of the seller. They may however be available by separate negotiation. Floorplans are for guidance purposes only and therefore not to scale. The agent has assumed relevant planning permissions are in place for any alterations the property has undergone and it is the responsibility of the seller to confirm this via their solicitor.

Money Laundering Regulations 2003 - Any prospective purchasers' will be asked to produce photographic identification and proof of residential documentation once entering into negotiations for a property in order for us to comply with current Legislation.

VIEWING STRICTLY BY APPOINTMENT ONLY - CONTACT OUR EXPERIENCED STAFF FOR A FREE VALUATION

Stoneridge Estates is the trading name of Stoneridge Residential Limited. Registration Cardiff Number 09986833.

Registered address: No 1 Arcade Buildings, Station Road, Clacton on Sea, Essex, CO15 1SS