

**Western Road, Brightlingsea
CO7 0HZ
Guide Price £350,000 - £360,000
Freehold**





- DETACHED CHALET BUNGALOW
- THREE BEDROOMS (TWO GROUND FLOOR)
- EN-SUITE TO PRINCIPAL BEDROOM
- LIVING ROOM WITH EXTENDED GARDEN ROOM
- FITTED KITCHEN & UTILITY ROOM
- CUL-DE-SAC LOCATION
- AMPLE OFF ROAD PARKING
- SHORT WALK TO TOWN CENTRE
- GAS CENTRAL HEATING
- WESTERLY FACING REAR GARDEN

**** A TRULY VERSATILE THREE BEDROOM DETACHED CHALET STYLE BUNGLOW WITH A WIDE RANGE OF FEATURES****

Set in a convenient Cul-de-sac location this modernised established property is just a short walk into Brightlingsea's bustling town centre with its shops restaurants and public houses. The Marina, Lido and beach are also within easy access.

This generous home offers flexible living space and is now set out over two floors with the ground floor providing a good sized entrance hallway, living room (which has had a garden room extension), fitted kitchen with central island, ground floor bathroom and those all important two ground floor bedrooms.

A stair flight gives access to the first floor with a light and airy landing and a fabulous principal bedroom with fitted wardrobes and a modern En-suite shower room. Outside the kitchen door is a separate utility room. The rear garden has a westerly aspect, is of good size with a number of timber storage buildings. The front garden is smart in appearance and easily maintained, with off road parking via a block paved driveway.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Double glazed entrance door, double glazed window to side elevation. Built-in storage cupboard, stair flight to first floor landing. Wood laminate flooring, radiator.

LIVING ROOM

16' 5" x 10' 11" (5.00m x 3.32m)

Recessed lighting, fire surround with inset fire, alcove and log burner, radiator.

CONSERVATORY/GARDEN ROOM

8' 10" x 8' 4" (2.69m x 2.54m)

Recessed lighting, double glazed to three elevations, double glazed French doors to garden, wood laminate flooring.

KITCHEN

10' 7" x 10' 7" (3.22m x 3.22m)

Recessed lighting, double glazed window to rear elevation, double glazed stable door to side elevation. One and a quarter inset sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops. Wall mounted matching cupboards and tall standing storage cupboard. Central island with cupboards under forming breakfast bar. Concealed filter hood over range cooker area, space for American style fridge/freezer. Wooden flooring.

BEDROOM TWO

12' 0" x 10' 10" (3.65m x 3.30m)

Double glazed window to front elevation, fitted wardrobe cupboard, radiator.

BEDROOM THREE

10' 5" x 8' 10" (3.17m x 2.69m)

Double glazed window to front elevation, radiator.



BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m)

Recessed lighting, drop light switch. double glazed frosted window to side elevation. Low level WC, pedestal wash hand basin and panel bath with hand grips and mixer tap, shower to wall over with folding shower screen. Heated towel radiator, tiled walls and flooring.

FIRST FLOOR LANDING

10' 3" x 8' 8" (3.12m x 2.64m)

Double glazed window to side elevation, radiator. Walk-in attic area.

BEDROOM ONE

15' 6" x 11' 4" (4.72m x 3.45m)

Double glazed window to side elevation, a range of fitted wardrobe cupboards, radiator.

EN-SUITE

8' 10" x 5' 1" (2.69m x 1.55m)

Extractor fan, two double glazed windows to side elevation. Low level WC, wash hand basin with mixer tap and vanity drawers under and double shower cubicle with shower unit and sliding screen door. Heated towel radiator, tiled flooring.

UTILITY ROOM

4' 9" x 4' 5" (1.45m x 1.35m)

Can be accessed just adjacent to the kitchen door. Sealed unit panel glazed door, wall mounted Vaillant gas fired boiler. ceramic Butler style sink, work top with space for washing machine and tumble dryer, tiled flooring.

FRONT GARDEN

Block paved driveway providing off street parking. Slate chippings for easy maintenance, stockade style boundary fence, side access.

REAR GARDEN

Westerly orientation. Lawned garden area, covered timber Veranda, large decked area. Range of timber garden buildings and second enclosed area with access gate.

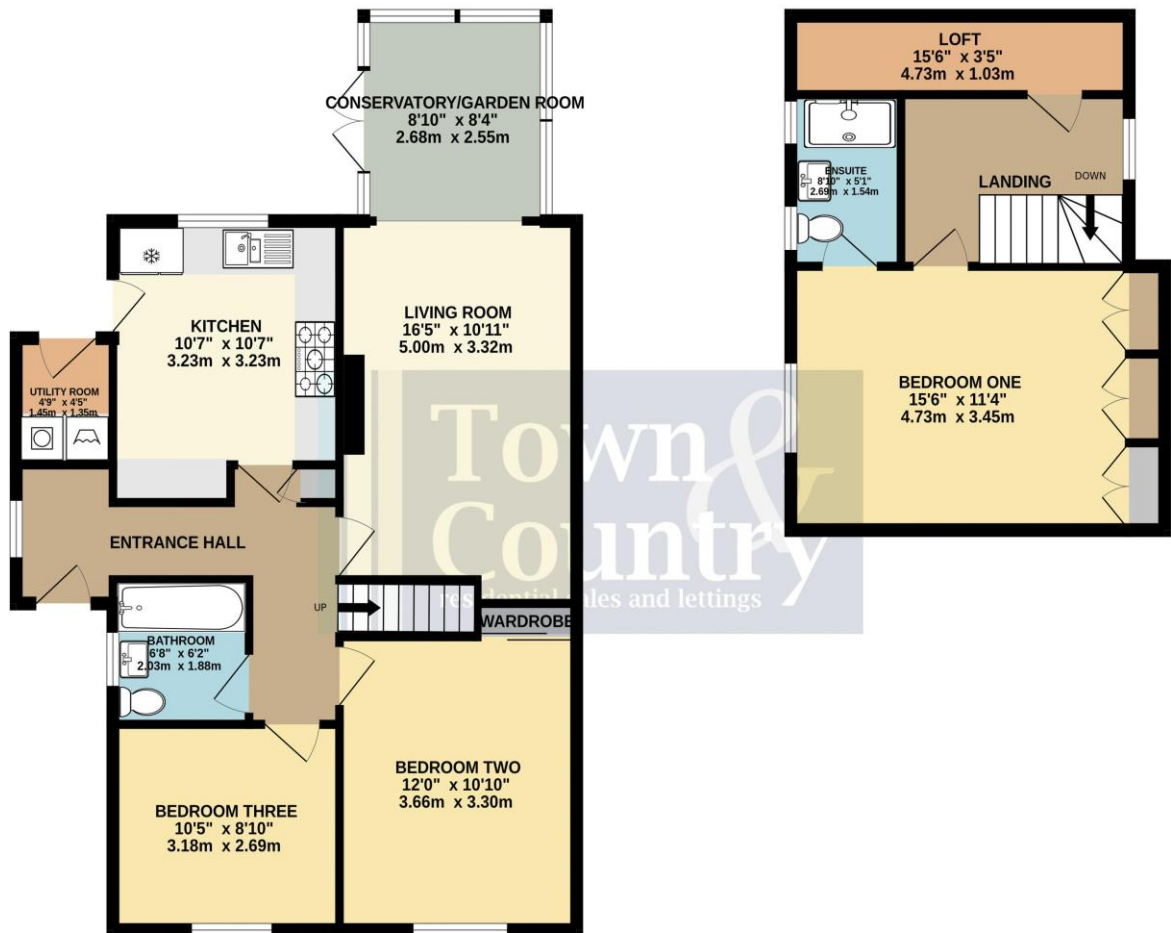




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 operability or efficiency can be given.

Made with Metropix ©2026

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk