

1 Church Villas, John Street, Brightlingsea, Colchester, CO7 0NA



Freehold

Offers In Excess Of

£265,000

Subject to contract

No onward chain

2/3 bedrooms
1 reception room
1 bathroom



A charming 2/3 bedroom home in this Chapel conversion, a short distance from Brightlingsea town centre and offering stylish accommodation over three floors with a feature mezzanine bedroom.

Some details

General information

Situated a short distance from Brightlingsea town centre is this attractive property forming part of a Chapel conversion offering stylish accommodation over three floors.

The property is accessed via an entrance door to the side which leads to the lounge which is a good size with TV point and wall light points and a door leading through to an inner hallway with stairs leading to the first floor, useful under stairs storage cupboard with plumbing for a washing machine. The kitchen can be accessed from the inner hallway and is fitted with a range of modern units and worksurfaces with cupboards and drawers under, sink unit with mixer tap, built in four ring gas hob with electric oven, integrated fridge, wall mounted cabinets, tiled floor and door leading onto the courtyard rear garden.

On the landing there is a feature full height window with bedroom two located from the landing and being a good double size with gothic windows and vaulted ceiling with roof light and exposed beams. The bathroom is also located from the landing and is fitted with a three piece suite in white comprising pedestal wash hand basin, W.C, panel bath with mixer taps and shower attachment and fully tiled walls. Also from the landing there is a useful room which could easily make a study/dressing room or even a further bedroom again with gothic ceiling and stairs leading to the master bedroom with feature gothic window to the front, skylight window to the rear with views towards the sea, exposed beams, open balustrade forming part of the mezzanine flooring.

Lounge

20' x 10' 8" (6.1m x 3.25m)

Inner hall

Kitchen

12' 1" x 10' 8" (3.68m x 3.25m)

Mezzanine bedroom

25' 5" x 10' 8" (7.75m x 3.25m)

Study/dressing room/bedroom

11' 6" x 10' 8" (3.51m x 3.25m)

Bedroom two

13' x 10' 8" (3.96m x 3.25m)

Bathroom

5' 7" x 7' 4" (1.7m x 2.24m)

Outside

The property has an enclosed courtyard area which is paved with gated access to the front and there is allocated parking space to the rear.

Location

The property is situated a short distance to Brightlingsea town centre which offers a varied range of shopping facilities for day to day needs and a short distance to Brightlingsea seafront and marina being popular with the water sports enthusiasts. Colchester town centre is approximately 8 mile drive away providing further varied range of shopping facilities.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - PRC

Agents note

Under Section 21 of the Estate Agents Act we have a duty to inform potential purchasers that the sellers are a relation of an employee of Fenn Wright.

Directions

On entering Brightlingsea continue along the High Street, take the left hand turning into John Street and the property will be found on the right hand side located by a Fenn Wright For Sale board.

Further information

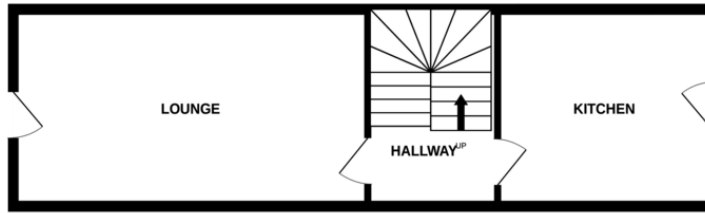
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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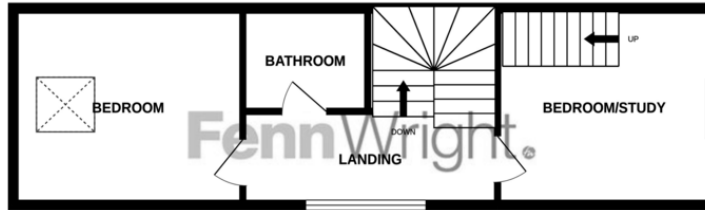
Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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To find out more or book a viewing

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