

39 Harbour Square, Waterside Marina, Brightlingsea, Colchester, CO7 0GE



Leasehold

Guide Price of

£475,000 to

£485,000

Subject to contract

Sea views

3 bedrooms
2 reception rooms
2 bathrooms



Some details

General information

Offering outstanding views of Brightlingsea Harbour, Marina and Estuary is this superbly presented duplex penthouse apartment with approx. 1400sqft of accommodation with fabulous sun terrace. The apartment has been owned from new, with this being its first time to the open market, having been thoughtfully designed by the sellers at its initial build stage with various upgrades, including fitted blinds and a remote-controlled BOSE surround sound system. The property has stair and lift access with an entrance door leading into an entrance hall with a double cupboard housing the gas combination boiler and water softener, wooden flooring and doors giving access to bedrooms one and two, plus a shower room.

Bedroom one has double glazed tilt and turn doors to a Juliet balcony, built-in double wardrobe, ceiling fan and light, TV point and features an en-suite shower room with double shower, spa bath, WC, hand basin with mixer tap, chrome heated towel rail, fully tiled walls and floor.

Bedroom two also has a Juliet balcony with tilt and turn doors, built-in double wardrobe, TV point and ceiling fan light. The shower room offers a double shower cubicle, hand basin with mixer tap, WC, chrome heated towel rail, fully tiled walls and flooring.

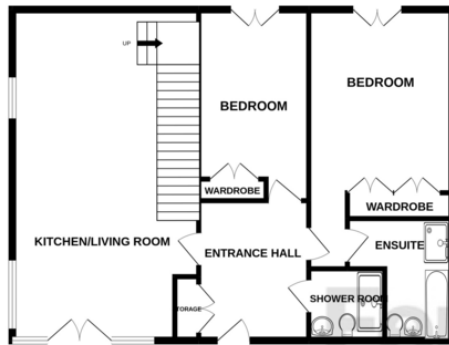
A door from the hallway leads into the superb open plan living room/kitchen with vaulted ceiling with ceiling light/fan, two Velux windows having fitted remote control blinds and a fully glazed corner aspect with dual tilt and turn doors to the Juliet balconys which have views over the harbour with fitted blinds.

The kitchen is fitted with a range of stylish units with granite worksurfaces, inset sink, ceramic hob, oven and grill, microwave combination oven, integrated fridge/freezer, washing machine and dishwasher and attractive porthole window to the side. An oak staircase leads from the kitchen area to the first floor and a spectacular sitting room, which has a vaulted ceiling, Velux window to the rear with fitted blinds, TV and contemporary fireplace, double glazed French doors and windows leading to the sun terrace. From the sitting room,



An outstanding duplex penthouse apartment overlooking the harbour, offering approx.. 1400 sq ft of stylish accommodation with an approx. 45' x 48' sun terrace with outstanding views.

GROUND FLOOR



1ST FLOOR



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.
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bedroom three can be found which also works well as a study/office and again has a vaulted ceiling, eaves storage cupboards, Velux window to the rear with fitted blackout blind and a wine cooler which is to remain.

Entrance hall

Kitchen/living room

24' 10" x 13' 5" (7.57m x 4.09m)

Bedroom one

13' 9" x 11' 2" (4.19m x 3.4m)

Ensuite

Bedroom two

13' 0" x 8' 11" (3.96m x 2.72m)

Shower room

Sitting room

20' 7" x 18' 6" (6.27m x 5.64m)

Bedroom three

17' 0" x 10' 6" (5.18m x 3.2m)



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Outside

The apartment features a magnificent sun terrace approx. 45' x 48ft retained by glass balustrade and offers outstanding views over the harbour, estuary and surrounding coastline with plenty of space for entertaining.

There are also two allocated underground parking spaces.

Location

With Brightlingsea having its harbour, Marina and beachfront it is popular with boating and water sports enthusiasts. There also good shopping facilities within the town for day to day needs, public houses and restaurants, good primary and secondary schooling facilities available nearby and the nearby villages of Alresford and Great Bentley offer train links to London Liverpool Street. Colchester town is also a short drive away, offering a further range of varied shopping facilities, bars and restaurants and of course the Mercury Theatre. The A12 can be joined at Colchester, London bound towards the M25.

Important information

Council Tax Band - E

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

Tenure - Leasehold

EPC rating - C

Our ref - PRC

Lease details - The start date of lease was June 2004 and the original lease length was 199 years with a Ground Rent of £250 PA and the Service Charge is £1,675 x 2 PA which includes building insurance and water. Subject to confirmation from the management company and these charges are for the current year and maybe subject to change.

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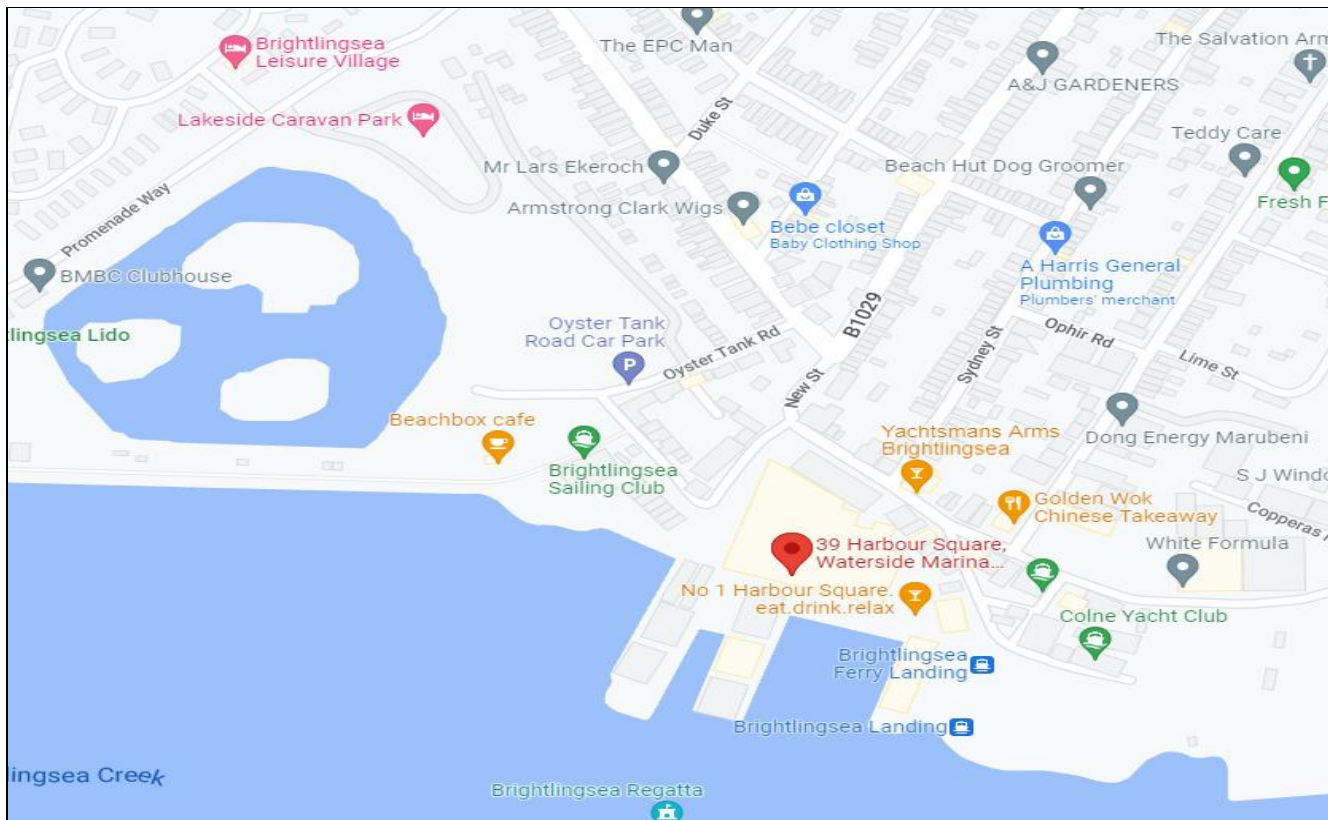
Further information

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.



Directions

On entering Brightlingsea continue to the waterfront and harbour where the development can be found on the right hand side of the entrance to the apartment to the front of the harbour.

To find out more or book a viewing

01206 763 388

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