



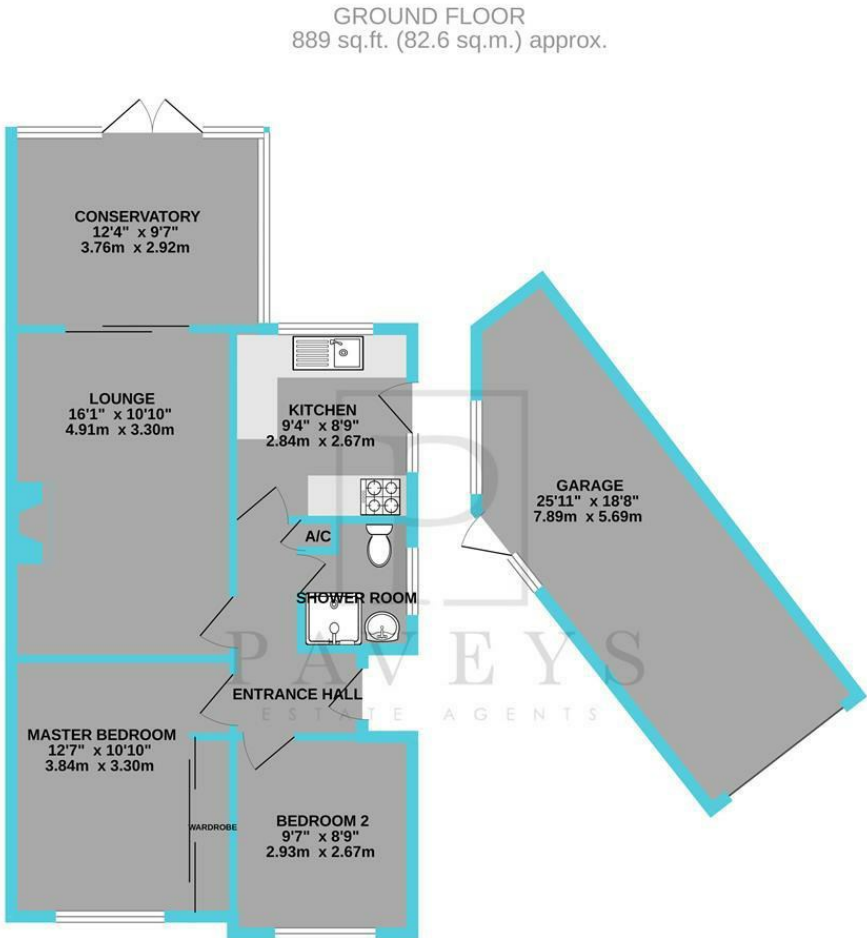
3, Samsons Road
Brightlingsea, CO7 0RW
Price £240,000 Freehold

PROJECT ALERT

New to the the market is this CORNER PLOT SEMI DETACHED BUNGALOW with CONSERVATORY & PRIVATE REAR GARDEN. The property needs some "Love" but offers huge potential to anyone wanting to take on a project. Located in the sought after village of Brightlingsea and to be sold with no onward chain the property offers a lounge, conservatory, kitchen, two double bedrooms, shower room, private rear garden and 25ft detached garage. Brightlingsea is a small coastal village which offers a family friendly beach, an amazing Lido, traditional high street with independent shops, waterside harbour, museum and water sports centre. We have keys! Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		66	England & Wales		73
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 889 sq.ft. (82.6 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.
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ENTRANCE HALL

Entrance door to side aspect, coved ceiling, loft hatch, built in airing cupboard, radiator.

LOUNGE 16'1 x 10'10 (4.90m x 3.30m)

Double glazed sliding patio doors to Conservatory, coved ceiling, fireplace recess, radiator.

CONSERVATORY 12'4 x 9'7 (3.76m x 2.92m)

Part brick construction, double glazed double doors to rear garden, double glazed windows to rear and side aspects with views over the garden, tiled flooring, poly carb roof, wall lights, radiators.

KITCHEN 9'4 x 8'9 (2.84m x 2.67m)

Over and under counter units, work tops, inset stainless steel sink and drainer. Built in double oven, gas hob with extractor over, space for under counter appliances. Double glazed window to rear, double glazed door and window to side, coved ceiling.

MASTER BEDROOM 12'7 x 10'10 (3.84m x 3.30m)

Double glazed window to front, fitted carpet, large fitted wardrobe with mirror fronted sliding doors, radiator.

BEDROOM TWO 9'7 x 8'9 (2.92m x 2.67m)

Double glazed window to front, fitted carpet, radiator.

SHOWER ROOM

White low level WC, wash hand basin and enclosed shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, radiator.

DETACHED GARAGE 25'11 18'8 (7.90m 5.69m)

Detached brick construction, up and over door, UPVC double glazed courtesy door to side, double glazed windows to side, power and light connected (not tested), driveway to the front.

OUTSIDE FRONT

Corner plot frontage, mainly laid to lawn, driveway to the front of the Garage, gated access to rear.

OUTSIDE REAR

Private and un overlooked garden with retaining panel fencing, lawn area, patio area, timber summerhouse, access to garage, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.