

Hurst Green, Brightlingsea
CO7 0EH
Guide Price £300,000-£315,000
Freehold



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www.townandcountryresidential.co.uk



- **THREE BEDROOM SEMI-DETACHED HOUSE**
- **FANTASTIC VIEWS OVER THE GREEN AND ESTUARY**
- **24FT OPEN PLAN LOUNGE/DINING ROOM**
- **DOUBLE GLAZING/GAS CENTRAL HEATING**
- **SOUTH FACING GARDEN**
- **SUMMER HOUSE WITH FABULOUS VIEWS**
- **CLOSE TO BEAUTIFUL WALKS**
- **EASY WALK TO TOWN CENTRE**

**** BEAUTIFUL DUAL ASPECT VIEWS OVER GREENSWARD TO THE FRONT AND ESTUARY TO THE REAR, PLUS SOUTH FACING GARDEN WITH UNOBSTRUCTED VIEWS TOWARDS THE SEA ****

Situated on one of the most sought after roads in Brightlingsea because of the stunning sea views and within walking distance of the town centre and waterfront.

A CHARACTERFUL three bedroom semi-detached house with traditional features including beamed kitchen. On the ground floor you will find an open plan lounge/dining room leading through to the kitchen with Velux window allowing natural light flood in, plus a ground floor cloakroom and utility room. On the first floor three independent bedrooms can be found, all with fantastic views, plus a family bathroom.

The outside space of this pretty cottage enjoys a SOUTH facing garden with a SUMMER HOUSE which takes in the amazing river scape, together with greensward views to the front.

A RARE OPPORTUNITY.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

Entrance with stable door to:

LOUNGE/DINER

24' 6" x 9' 4" (7.46m x 2.84m)

LOUNGE AREA Window to front aspect, stairs to first floor, centre light, radiator, storage cupboard housing boiler, fuse box and electrics, laminate flooring. DINING AREA Open plan from dining room, window to side and rear aspects, feature fireplace with gas fire, door to:

KITCHEN

11' 0" x 9' 6" (3.35m x 2.89m)

Window to rear aspect, Velux window, character ceiling beams, vinyl flooring, inset spot lighting. A range of modern wall and base units with rolled-top worktop, single sink with mixer taps, radiator, oven and cooker hood

UTILITY ROOM

5' 0" x 4' 0" (1.52m x 1.22m)

Door to rear leading to garden, centre light, radiator, vinyl flooring, space for washing machine, door to cloakroom

CLOAKROOM

4' 0" x 2' 0" (1.22m x 0.61m)

Obscure window to rear aspect, wall-mounted light, vinyl flooring, low level WC, and pedestal wash hand basin, tiled splashback.



STAIRS TO FIRST FLOOR LANDING

Carpet, radiator, doors to:

BEDROOM ONE

13' 6" x 9' 1" (4.11m x 2.77m)

Window to front aspect, centre light, carpet. Access to loft, built-in wardrobes, views across Hurst Green.

BEDROOM TWO

9' 0" x 6' 11" (2.74m x 2.11m)

Window to rear aspect, carpet, centre light, radiator.

BEDROOM THREE

8' 8" x 6' 10" (2.64m x 2.08m)

Window to side and rear aspects, carpet, radiator, centre light.

BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)

Obscured window to side aspects, carpet, inset spot lighting, heated towel rail. Low level WC, pedestal wash hand basin and panelled bath with shower attachment, part-tiled.

EXTERIOR

REAR

A beautiful outside space with the most stunning views over the marshes and Estuary. Side access via alley, boundary fencing, brick patio area with path to rear, flower beds, mature shrubs and trees. Purpose built Summer House at the end of the garden which takes in the most glorious views of the Estuary. A space that the current vendors enjoy year round.

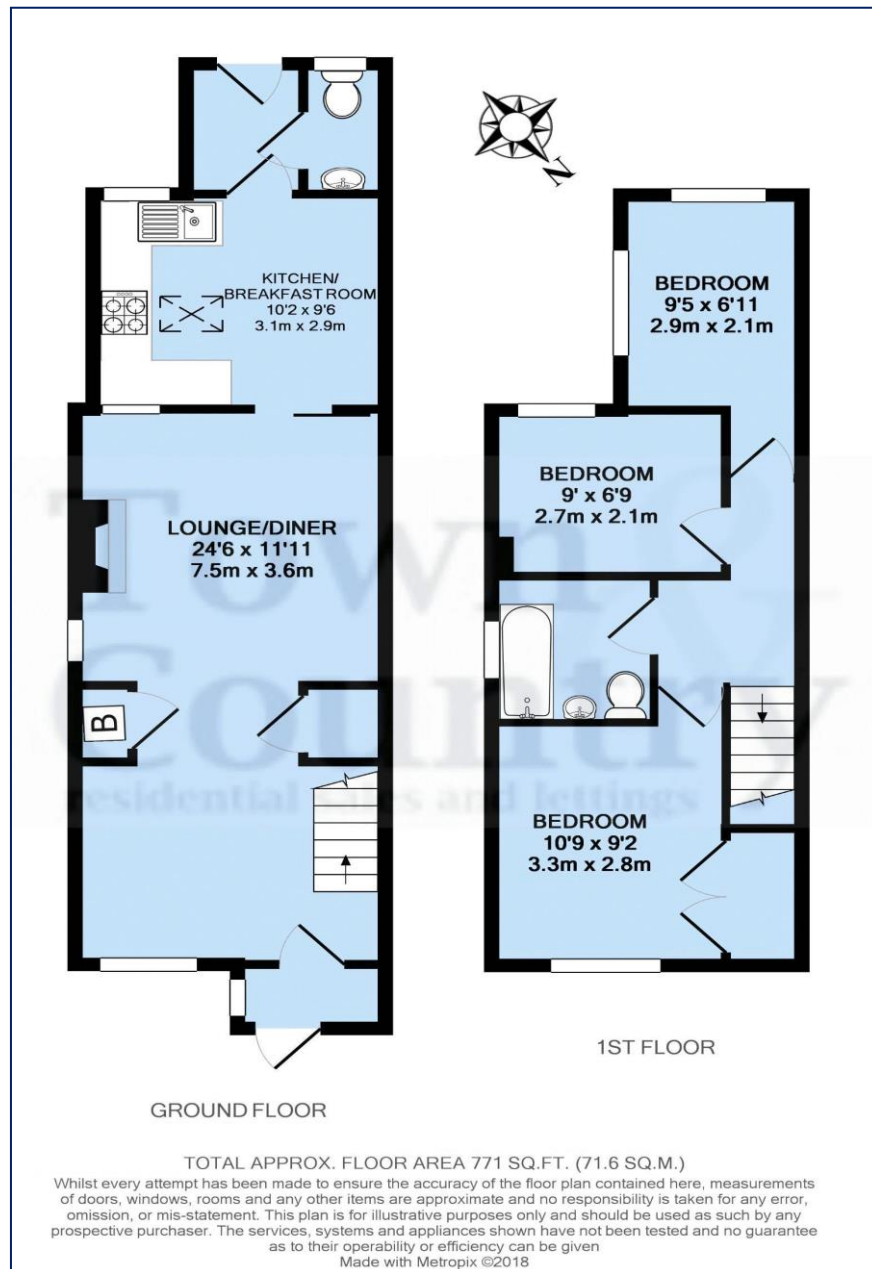
FRONT

Path to front door, picket fence and dwarf brick wall, tree.









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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