



- Stunning Cottage
- Two Double Bedrooms
- Two En Suites
- WC with Paneling
- Shaker Style Kitchen
- West Facing Garden
- Sought After Location
- Double Glazed & Gas Central Heating

12 Hurst Green, Brightlingsea, Colchester, Essex. CO7 0HG.

This impressive Victorian cottage offers stunning views of Hurst Green. Being an extremely rare addition to the market situated on the popular area of Hurst Green in the Waterside town of Brightlingsea. The property has been refurbished to a high standard by the current owner. Highlights include a shaker style kitchen, modern WC, sitting room with brick fire place and fitted alcove units, outside kitchen, utility cupboard, two first floor double bedrooms with beautiful modern en suites. Located within minutes walk of river and countryside strolls, Town Centre, local pubs, The Hard, Waterside Marina, Promenade leading to the beach, Batemans tower and sea wall with distant views of Mersea, along with public transport on the door step. Early viewing is essential.



Property Details.

Ground Floor

Entrance Hall

Front door, sandstone tiles, doors leading to:

Kitchen



11' 11" x 11' 8" (3.63m x 3.56m) Double glazed window to rear, UPVC door, inset spot lights vertical radiator, limestone tiles, shaker style fitted kitchen, including a range of wall and base units, oak worktops, inset butler sink, gas hob, oven, dish washer, open plan onto the breakfast table.

Sitting Room



11' 8" x 11' 0" (3.56m x 3.35m) Double glazed window and door to front, radiator, inset spot lights, understairs storage fireplace, alcove units, brick fireplace opening with tiled hearth.

WC



Inset spot lights, paneled walls, low level WC, vanity wash hand basin.

First Floor

Landing

Doors leading to:

Property Details.

Bedroom



14' 11" x 11' 0" (4.55m x 3.35m) Double glazed windows to front views over hurst green, radiator, inset spot lights, cast iron fireplace, door to:

En Suite



Inset spot lights, part tiled walls, shower enclosure, wall hung vanity unit, low level WC, towel radiator.

Bedroom

11' 11" x 8' 5" (3.63m x 2.57m) Double glazed window to rear, radiator, inset spot lights.

En Suite



Double glazed window obscure window to rear, part tiled walls paneled bath, over head shower low level WC, wash hand basin, towel radiator.

Outside

Rear Garden



A private enclosed court yard west facing garden, laid to patio, outside kitchen including BBQ & wine cooler, utility cupboard housing the washing machine.

Property Details.

Floorplans



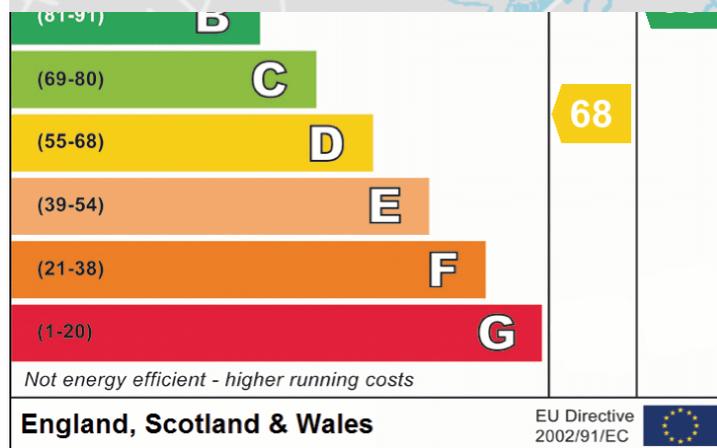
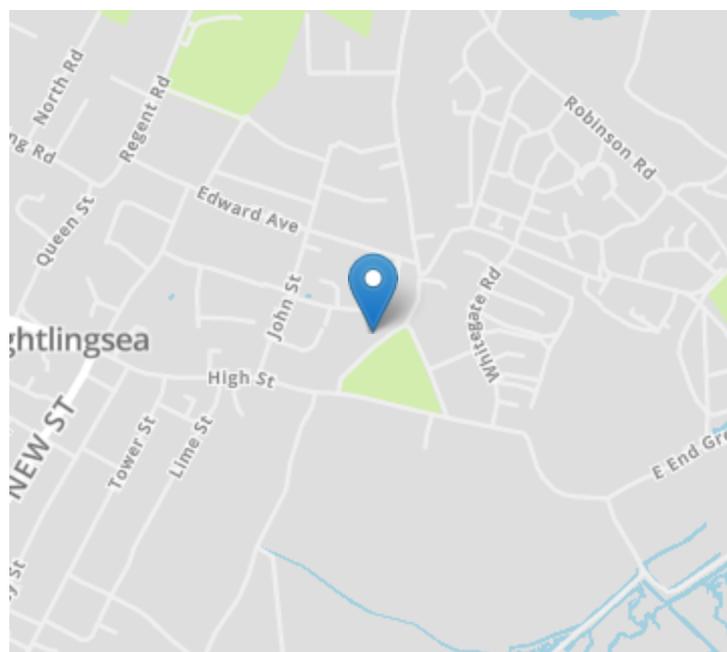
Total area: approx. 68.9 sq. metres (741.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modaphoto | www.modaphoto.co.uk
Plan produced using Plan10

Hurst Green, Brightlingsea

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

