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## HURST GREEN, BRIGHTLINGSEA, CO7 0EH

£1,750 PCM

Available immediately, this detached Farm House located in the coastal town of Brightlingsea affording views over green to front. The property benefits from generous living space with two/three reception areas and three/four bedrooms. Externally there is off-road parking to the rear and a courtyard style garden.

- Available Immediately
- Ground Floor WC
- Council Ta Band- E
- Three Reception Rooms
- En-Suite
- EPC D
- Gas Central Heating
- Potential Ground Floor 4th Bedroom



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**LOBBY**

**RECEPTION**

13'5 x 12' (4.09m x 3.66m)



**RECEPTION/BEDROOM 4**

12'5 x 12' (3.78m x 3.66m)



**BREAKFAST ROOM**

18'1 x 9'1 (5.51m x 2.77m)



**WC**



**UTILITY ROOM**

12'8 x 7'5 (3.86m x 2.26m)



## KITCHEN/DINER

23'1 x 12'5 (7.04m x 3.78m)



## BEDROOM 1

11'6 x 11'1 (3.51m x 3.38m)



## FIRST FLOOR

### LANDING



## EN-SUITE



## BEDROOM 2

13'2 x 12'5 (4.01m x 3.78m)



### BEDROOM 3

11'6" x 10' (3.51m x 3.05m)



### REAR



Courtyard style rear garden.

### BATHROOM

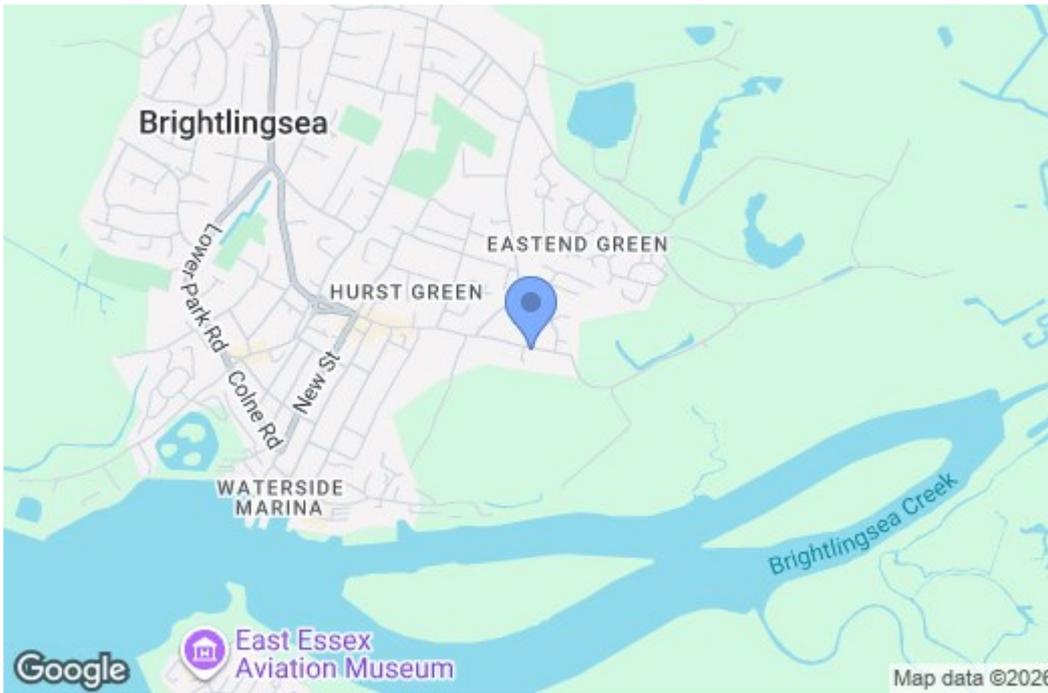


### OUTSIDE

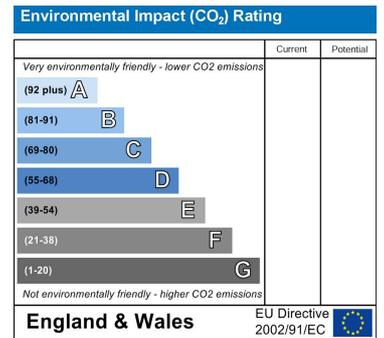
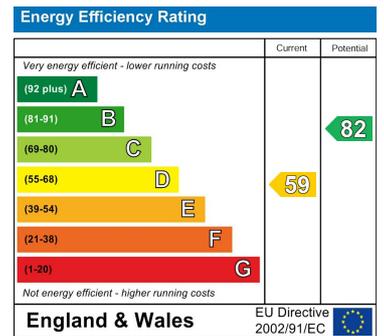
#### FRONT



## Map

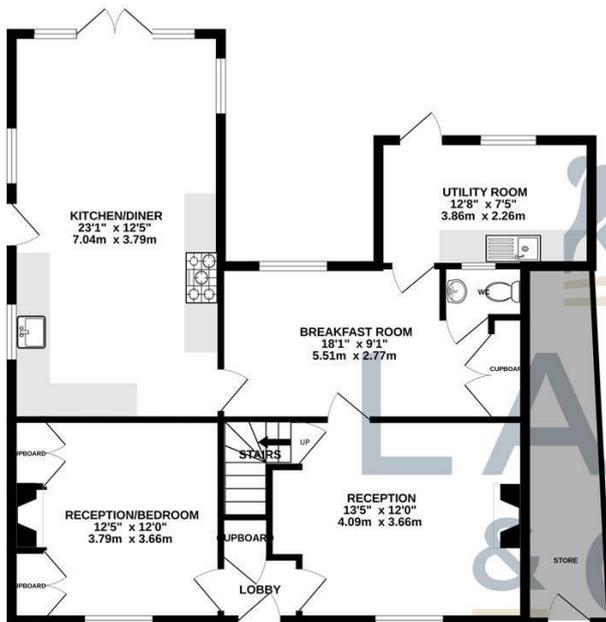


## EPC Graphs

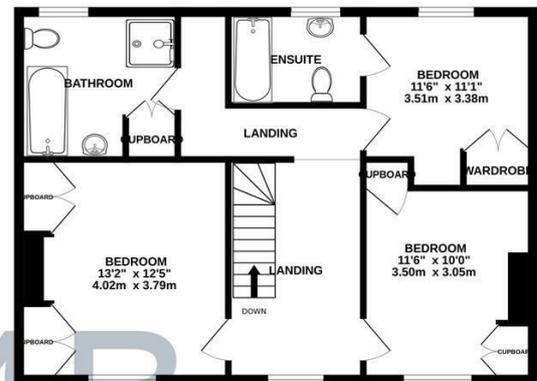


## Floorplan

GROUND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 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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