

oakheart



£280,000

Offers In Excess Of
Hastings Place, Brightlingsea, Colchester

Offered with no onward chain is this well-proportioned three-bedroom mid terrace; located in a popular residential area close to the heart of Brightlingsea. The property offers comfortable family living and practical space across two floors. The layout features three bedrooms, a bathroom, separate WC, and landing and an integral garage providing flexibility for family life, working from home, or hosting guests.

Residents benefit from proximity to the seafront, local schools, shops, and charming walks along the picturesque coastline. Brightlingsea enjoys a welcoming community atmosphere and excellent transport links to Colchester and beyond.

A great opportunity to secure a home with strong local amenities and potential to tailor to individual tastes.









Ground Floor

WC
0.84 x 1.82 m
2'9" x 5'11"

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Approximate total area⁽¹⁾

86.3 m²928 ft²

Reduced headroom

0.2 m²

 2 ft^2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


Local Authority:

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>68</p>	<p>87</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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