

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

High Street, 4 - 6 High Street, Hadleigh, Benfleet, SS7 2PB



£225,000

Centrally located in the heart of Hadleigh Town Centre, is this beautifully presented two bedroom first floor apartment. Having been recently refurbished by the current owners to provide a bright, modern outlook, the property benefits from having spacious open plan living accommodation measuring 31' 2"; two good sized bedrooms and a modern shower room. Lease length of 139 years; Ground Rent and Service Charges - £928 per annum combined. EPC rating - D. Our ref: 16459

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



High Street, 4 - 6 High Street, Hadleigh, Benfleet, SS7 2PB

Accommodation comprises:

Entrance via external staircase to COMMUNAL ROOF TERRACE. UPVC double glazed door to:

HALLWAY Skimmed ceiling with spotlight inset. Obscure double glazed window to front aspect. Opening to:

LOUNGE/KITCHEN/DINER 31' 2" x 15' 5" reducing to 10' 9" (9.5m x 4.7m > 3.28m) Skimmed ceiling. Double glazed windows to front aspect. Range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above and electric oven under. Integrated fridge/freezer. Integrated dishwasher. Space for washing machine. Two radiators. Laminate flooring. Opening to:



INNER HALL

Skimmed ceiling. Airing cupboard housing combi boiler. Laminate flooring. Solid oak doors to:

BEDROOM ONE 12' 5" x 11' (3.78m x 3.35m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate flooring.



BEDROOM TWO 7' 4" x 7' 3" (2.24m x 2.21m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate flooring.



SHOWER ROOM 7' 8" x 5' 9" (2.34m x 1.75m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece modern suite comprising close coupled w/c, hand wash basin with storage beneath and double length shower cubicle with mixer shower. Heated towel rail. Part tiled walls. Extractor fan. Tiled floor.



OUTSIDE OF PROPERTY:

Communal roof terrace.

Parking nearby.



Agent's Note:

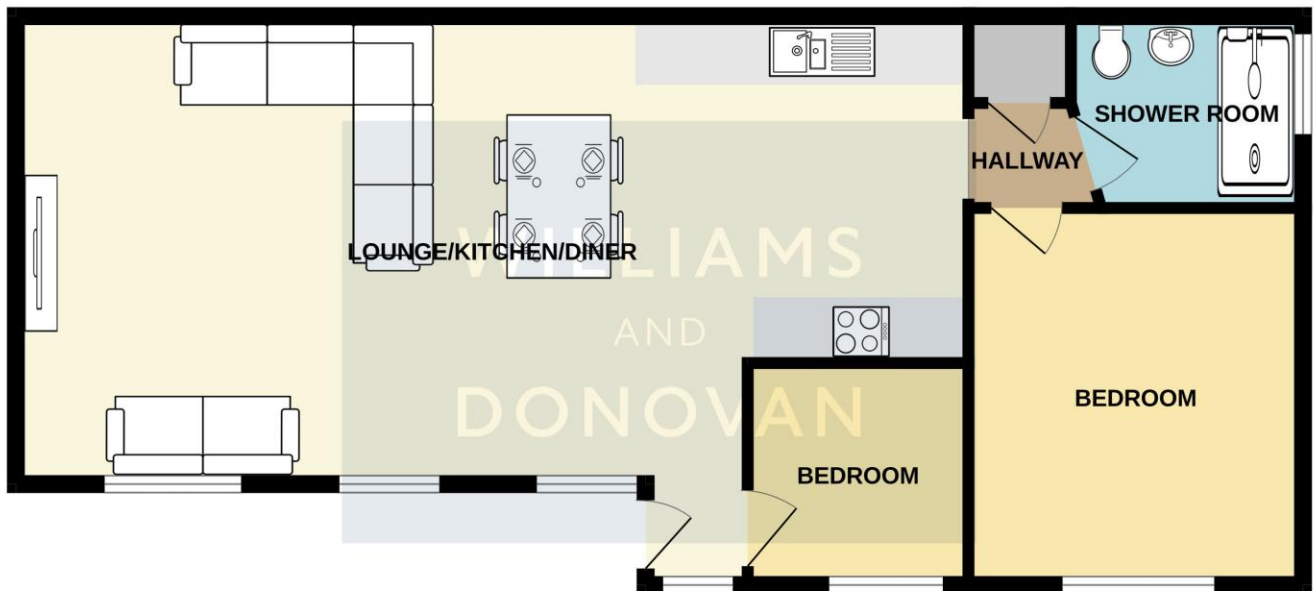
Lease length - 139 years.

Ground Rent, Service and Buildings

Insurance combined - £928 per annum.

Managing Agent and Freeholder - HA

Property Maintenance.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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.

Made with Metropix ©2025

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.