

***To arrange a viewing contact us
today on 01268 777400***



Arterial Road, Rayleigh Offers in the region of £250,000

Aspire Estate Agents New Homes are delighted to present this beautifully presented one-bedroom apartment in Rayleigh, offering an excellent opportunity for first-time buyers to step onto the property ladder. Boasting a contemporary design throughout, complemented by warm tones and stylish wooden accents, this home provides a modern, welcoming living environment.

The apartment features a generous open-plan layout, combining a spacious lounge and a sleek, modern kitchen – ideal for both relaxing and entertaining. The bright and airy master bedroom comfortably accommodates a double bed and additional furniture and benefits from a private en-suite, providing a peaceful retreat. A modern bathroom with contemporary fixtures completes the accommodation.

Additional benefits include an allocated parking space with an EV charging point, walking distance to local shops and Rayleigh High Street, and easy access to Rayleigh Station (0.8 miles) for a convenient 45-minute commute to London. Whether you're a first-time buyer, downsizer, or investor, this is a home not to be missed.

To arrange a viewing or request further details, please contact: Kash Martin – Associate Director Aspire Estate Agents.

Room Measurements:

Kitchen / Living Area: 14'5" x 23'4" (4.40m x 7.10m)

Bedroom: 11'2" x 12'2" (3.40m x 3.70m)

Bathroom: Approx. 6'7" x 7'10" (2.00m x 2.40m)

Hallway / Entrance: Approx. 5'3" x 9'10" (1.60m x 3.00m)

Closet / Storage Area: Approx. 3'3" x 5'7" (1.00m x 1.70m)

Nearest Schools:

Cedar Hall School, Ofsted: Good – 0.7 miles

Rayleigh Primary School, Ofsted: Good – 0.6 miles

The Deanes, Ofsted: Good – 0.7 miles

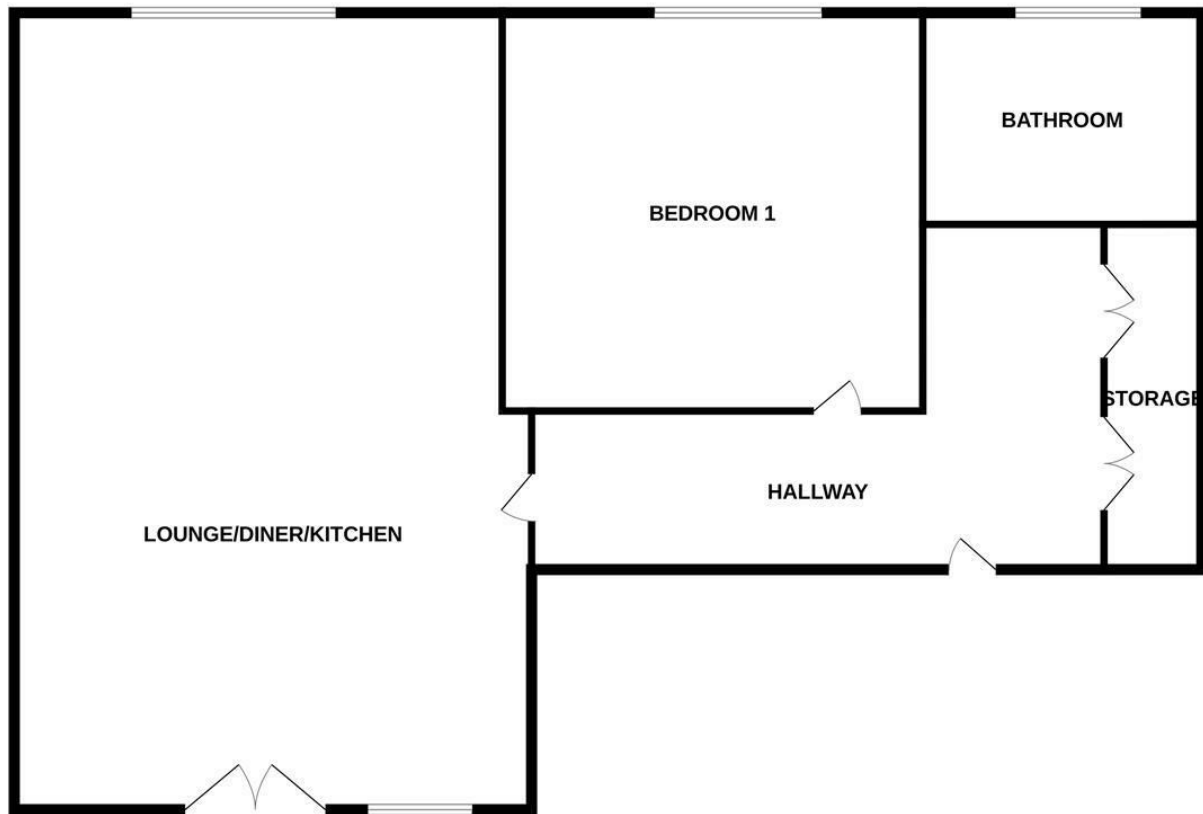
Thundersley Primary School, Ofsted: Good – 0.8 miles

Nearest Stations:

Rayleigh Station – 0.8 miles

Hockley Station – 2.5 miles

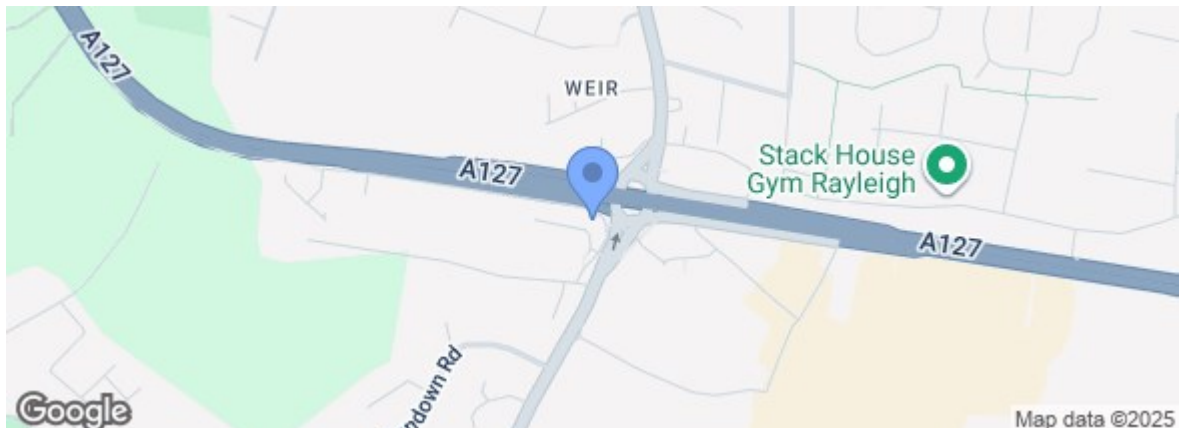
GROUND FLOOR 2201 sq.ft. (204.5 sq.m.) approx.



TOTAL FLOOR AREA : 2201 sq.ft. (204.5 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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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	95 95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.