



NEW 125 YEAR LEASE UPON COMPLETION \* CONTEMPORARY OPEN-PLAN LIVING SPACE \* MODERN FITTED KITCHEN \* AMPLE STORAGE THROUGHOUT \* SHORT DRIVE TO BENFLEET STATION FOR COMMUTERS \* This stylish first-floor flat is presented to an incredibly high standard and offers a modern fitted kitchen which opens up into the bright reception space, a three-piece bathroom, a large double bedroom, loft space and private store room. The property is nearby to bus links and amenities and has Hadleigh High Street nearby with its two main supermarkets. The property also provides quick access to both the A13 and A127, is a short drive to Benfleet Station for London commuters and resides within the Westwood Academy and King John School catchment areas. The flat is well-presented, has stylish decor and a great amount of space - making it a must-view!

- Beautifully decorated and styled first floor flat
- Open-plan living
- Two large storage cupboards
- Large double bedroom with room for wardrobes
- Amenities and bus links close by
- Modern fitted kitchen
- Contemporary wall paneling
- Communal courtyard
- Quick access to both the A13 and A127 with Hadleigh High Street nearby
- Secure door entry phone

## Rayleigh Road

Benfleet

**£190,000**

Offers Over



# Rayleigh Road



## Frontage

Ample off-street parking on the side road, front lawn with feature tree and pathway leading to communal entrance door with door entry system.

## Communal Entrance

Staircase rising to first floor, access to a large, secure and private storage cupboard on landing, composite entrance door leading to private entrance hall.

## Private Entrance Hallway

Storage cupboard, loft access, coving, skirting, carpet.

## Master Bedroom

14'1" x 10'0"

UPVC double glazed window to front aspect, radiator, coving, skirting, carpet.

## Three-Piece Bathroom

5'11" x 5'11"

Obscured UPVC double glazed window to rear aspect, combined vanity unit and w/c with wash basin and tap, chrome towel radiator, bath with shower over, fully tiled walls, tiled floor.

## Kitchen-Reception Room

24'1" x 10'0"

Dual aspect UPVC double glazed windows to front and rear, shaker style kitchen units both wall mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap set into stone effect laminate worktops, boiler cupboard, four ring burner induction hob with stainless steel extractor over, integrated oven, integrated washing machine, dishwasher, tiled flooring. Lounge

area comprises a storage cupboard, double radiator, contemporary paneled walls, wall lighting, coving, skirting and carpets.

## Loft Space

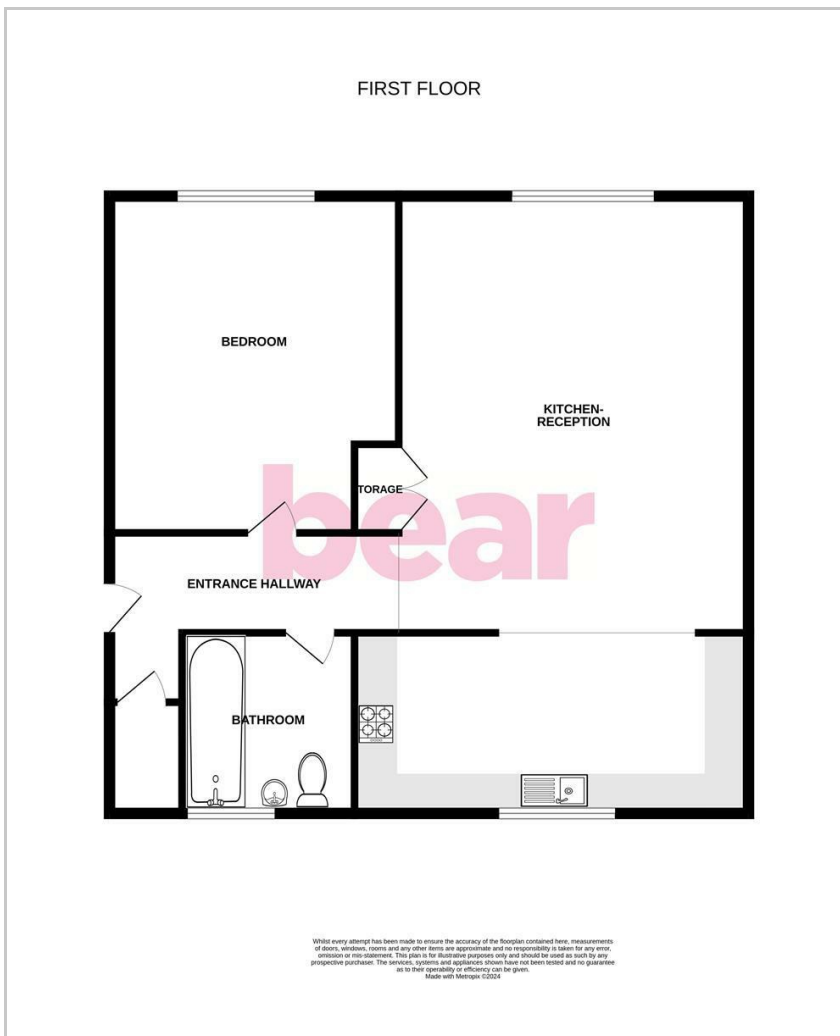
Private loft space partially boarded and insulated.

## Communal Courtyard

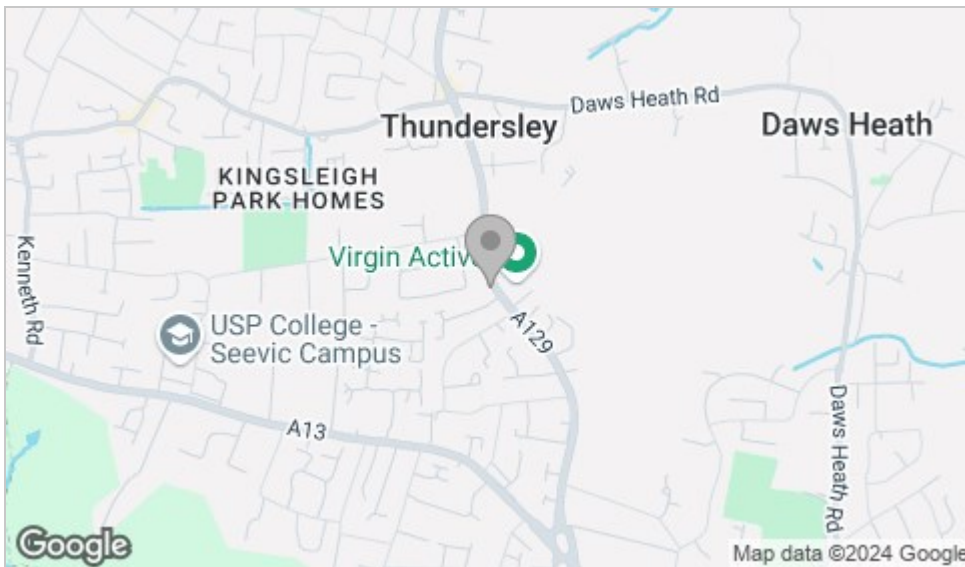
Small courtyard with bin store.



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	