



Ferry Road, Hullbridge, Hockley

Guide Price £190,000



- Spacious ground floor flat with share of Freehold
- Moments to the River Crouch and stunning walks
- Local shops, Cafe, restaurants and village pub nearby
- Communal garden
- Allocated parking
- Entrance hall, two well proportioned bedrooms
- Large three piece bathroom
- Lounge and kitchen



Guide Price £190,000 - £200,000

Located in the charming area of Hullbridge, is this spacious two-bedroom ground floor flat on Ferry Road offering a perfect blend of comfort and convenience. With a share of the Freehold, this property presents an excellent opportunity for both first-time buyers and those looking to downsize.

As you enter, you are welcomed by a spacious entrance hall that leads to a well-proportioned lounge, ideal for relaxation or entertaining guests. The flat boasts two inviting bedrooms, providing ample space for rest and personalisation. The three-piece bathroom is generously sized, ensuring a comfortable experience for all residents.

The location is truly a highlight, situated just moments away from the picturesque River Crouch, where you can enjoy stunning walks along the water's edge. Additionally, the local area is well-served with a variety of shops, cafes, restaurants, and a pub, making it easy to enjoy the vibrant community atmosphere.

For those who appreciate outdoor space, the property features a communal garden, perfect for enjoying sunny days or a quiet moment outdoors. Furthermore, the flat comes with allocated parking, adding to the convenience of this lovely home. With a lengthy lease of 176 years, this property is not only a charming residence but also a sound investment.

In summary, this ground floor flat in Hullbridge offers a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location, with all the amenities you could need right at your doorstep.

Spacious entrance hall gives access to all rooms. Colour washed wooden style flooring.

Bedroom one 11'9 x 9'0 double glazed window.

Bedroom two 7'1 x 7'1 double glazed window.

Spacious bathroom comprises white panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and WC. Part tiling to walls. Heated towel rail.

Lounge 12'8 x 10'5 double glazed window. Colour washed wooden style flooring. Coved ceiling.

Kitchen 8'7 x 5'9 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob and oven to remain. Space for other appliances. Colour washed wooden style flooring.

The property also has allocated parking space and access to communal garden.

Further Details:

Length of Lease: 176 years remaining. Share of Freehold

Ground Rent: N/A

Service Charge: Approximately £50.00 per month towards, insurance, window cleaning and maintenance.

Council Tax Band: B

Local Authority: Rochford

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



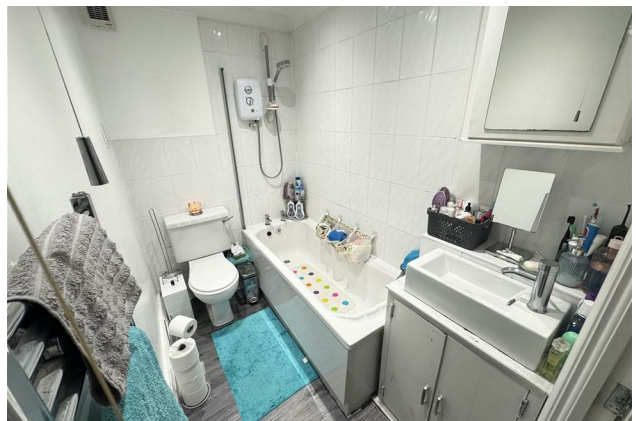
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Local Life

Hullbridge is a village and civil parish in the Rochford district of Essex. Bordered to the north by the River Crouch, as well a distance from Hockley and Rayleigh.

The village includes Riverside Primary School (opened September 2010, following the amalgamation of the infant and junior schools), a post office, a library and two pubs, The Anchor and The Smugglers Den (members only). Both overlook the river and have external drinking facilities. It also has three shopping facilities, One Stop, and two iterations of The Co-operative Food (one being operated by Chelmsford Star Co-operative Society), a Chinese and fish and chip takeaway service and an Indian restaurant.

A frequent bus service to Southend via Rayleigh, gives a rail link with London and Southend.



Floor Plan



