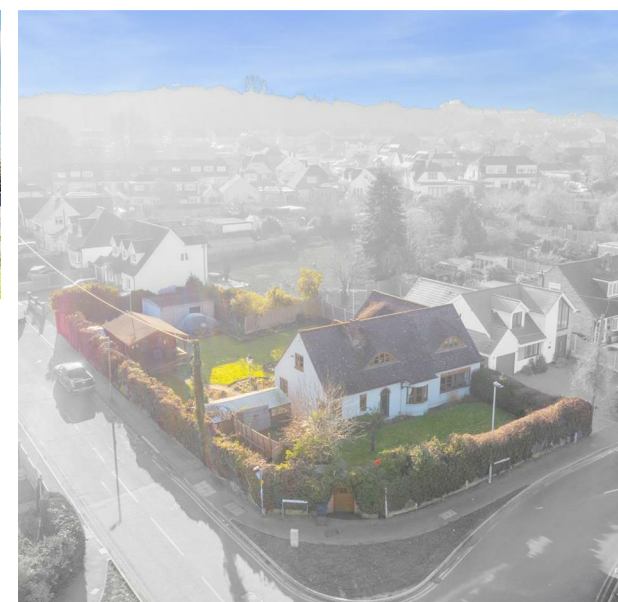


36 Hullbridge Road, Rayleigh, Essex, SS6 9NZ  
Offers Over £700,000

**bear**  
*Estate Agents*





# 36 Hullbridge Road, Rayleigh, Essex, SS6 9NZ

## Offers Over £700,000

### Council Tax Band: E

Bear Estate Agents are delighted to offer for sale this one off opportunity on Hullbridge Road in the charming town of Rayleigh. This impressive detached house presents a unique opportunity for both families and investors alike. Not just a characterful home but an intriguing proposal for 7 apartments 07/00767/FUL.

The location is particularly advantageous, as it offers easy access to all that Rayleigh has to offer, including local shops, schools, and recreational facilities. Additionally, the property enjoys delightful views of surrounding fields, enhancing the tranquil atmosphere of the area.

The main dwelling offers an abundance of space and character with four generous bedrooms, including a master suite with vaulted ceilings, multiple reception rooms, guest WC, secluded lounge and a spacious modern kitchen. The property boasts a private and secure entrance, with an electronic entrance gate to front and a secure electric gate to the rear, big enough for all vehicles.

#### Entrance

Entered via a solid wood door, wood effect flooring through-out. Stairs to first floor with storage cupboards. Doors to : Lounge, Kitchen, Dining Room, Office and Guest Bathroom.

#### Kitchen

11'7 x 16'4

Tiled floors, eye and base level units, double glazed windows to the front and side aspect, wall mounted radiator, breakfast island with cupboard storage, range cooker and double oven with gas hob and hot plate, space for double fridge freezer, sink with mixer tap, cupboard space for washer drier.

#### Living Room

11'6 x 15'6

Carpeted flooring, wall mounted radiator, power points, feature wooden panels on the ceiling, feature fireplace and double glazed windows.

#### Dining Room

12'2 x 18'3

Carpeted flooring, double glazed floor to ceiling window to the rear, wall mounted radiator, feature fire with bricks surround, space for storage, feature wooden beams.

#### Front Office / Bedroom Four

12'1 x 11'0

Wooden flooring throughout, double glazed windows, wall mounted radiator, power points, space for storage, feature wooden beams with a ceiling mounted light.

#### Bathroom

Tiled flooring, vanity sink unit, WC, bath, wall mounted radiator, obscure double glazed window to the side.

#### Bedroom One

20'8 x 13'7

Feature wooden beams to ceiling, vaulted ceiling, carpeted flooring, space for storage, built in wardrobes, wall mounted radiator and double glazed velux windows.

#### Bedroom Two

11'0 x 9'0

Carpeted flooring, wall mounted radiator, power points, obscure double glazed window to the side and fitted wardrobe unit and storage cupboard.

#### Bedroom Three

9'7 x 9'4

Carpeted flooring, double glazed window to the rear, wall mounted radiator, power points and storage cupboard/ wardrobe.

#### Bathroom

Tiled flooring throughout, bath, wall mounted radiator, storage, vanity unit sink, WC, panelled wall beneath obscure double glazed and corner shower unit.

#### Exterior

Decking and patio at the rear the remainder laid to lawn, mature shrubs, two sheds with storage space and outbuilding, garage and a stone walk way leading to off street parking via gate at the rear.

#### Planning

07/00767/FUL - Planning Passed for 7 Flats. The council have recently indicated that the plans are still live as work was started with services to the site in 2007. We are waiting for full documentation as the time elapsed has been considerable. The vendors have informed us the planning above was passed on appeal historically.

Convert Existing Property into 2 x 1 Bedroom and 2 x 2 Bedroom Flats and Erect a new 2 Storey Building Containing 2 x 2 Bedroom Flats and One Two Storey Maisonette. Access to Car Parking from Mortimer Road.

Works Started 2007:

Council : Building regulation application file, reference 10/00616/DAL3BN. On the file we have inspection notes that show the commencement of soil pipes/inspection chamber was observed by a Building Control Officer and therefore this would constitute a technical start to the development.

#### Purchase

Freehold Interest.









### **Due Diligence**

We advised all interested parties to seek external advice on GDV's and surveys.

### **The Main Dwelling**

Currently a stunning four bedroom detached family home in excellent order through-out. This would be an ideal conversion to four self contained units.





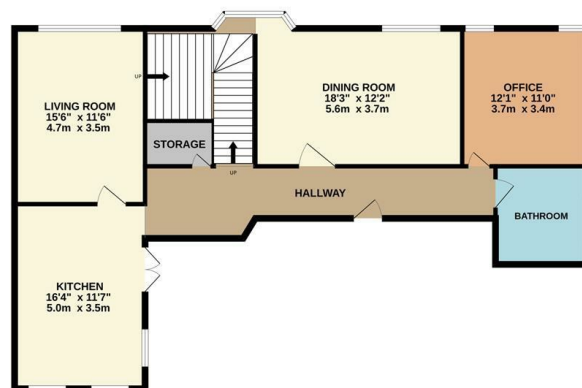


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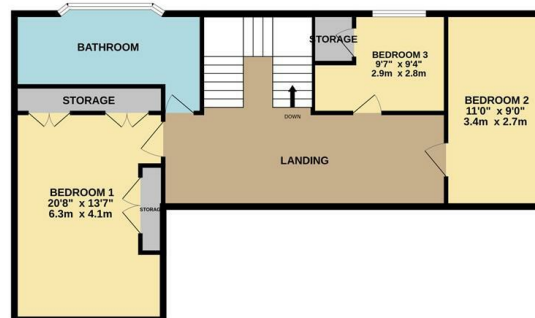
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GROUND FLOOR  
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR  
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.5 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) <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		
England & Wales	EU Directive 2002/91/EC	