



# The Trinity

Crown Hill | | Rayleigh | SS6 7FR

Guide Price £270,000

**bear**  
*Estate Agents*



\*Guide Price £270,000 - £280,000\*

Bear Estate Agents are excited to welcome this charming two-bedroom ground floor flat with private entrance, perfectly positioned in the heart of Rayleigh; offering an ideal combination of comfort, style and convenience. The property features a spacious lounge that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern fitted kitchen is designed with practicality and elegance in mind, offering ample workspace and storage to suit everyday living.

One of the property's standout features is the private, low-maintenance rear garden, complete with a decked seating area ideal for enjoying the outdoors or hosting summer gatherings. Further benefits include a designated parking space and an Entryphone system, ensuring both security and ease of access.

Situated within walking distance of Rayleigh Station, local amenities and popular high street shops, this well-presented flat provides superb connectivity and convenience. This exceptional home presents an excellent opportunity for first-time buyers and downsizers seeking modern, ground floor living in one of Rayleigh's most desirable locations.

- Two Bedroom Ground Floor Flat
- Private Own Door
- Modern Finnish
- Opposite Rayleigh Station And Conveniently Located Within A 5-minute Walk Of Local Amenities
- Designated Parking Space
- Spacious Lounge
- Great Location
- Private Rear Garden

**Hallway**

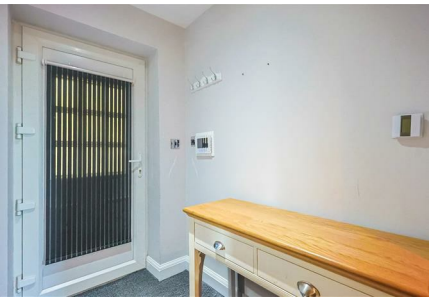
UPVC door to front, video intercom unit, access to all bedrooms, lounge, storage cupboard and bathroom.

**Bedroom One**

13'2 x 9'4 (4.01m x 2.84m)  
Spotlights, double glazed sash window to front and carpeted throughout.







### Bedroom Two

9'5 x 8'1 (2.87m x 2.46m)

Spotlights, double glazed sash window to front and vinyl flooring throughout.

### Kitchen

9'10 x 5'6 (3.00m x 1.68m )

Spotlights, double glazed sash window to side and tiled floor. Range of wall and floor mounted units including integrated fridge/freezer, oven with induction hob and extractor fan overhead, integrated sink and dryer unit, washing machine and dishwasher.

### Lounge

12'10 x 10'8 (3.91m x 3.25m )

Spotlights, UPVC French doors to rear and carpeted throughout.

### Bathroom

8'8 x 10'8 (2.64m x 3.25m )

Spotlights, obscured double glazed sash window to side, part tiled walls and tile flooring throughout. Walk-in shower unit, bath, heated towel rail, floating wash handbasin and low-level WC.

### Courtyard

Accessed via UPVC door from lounge and Wooden decking throughout.

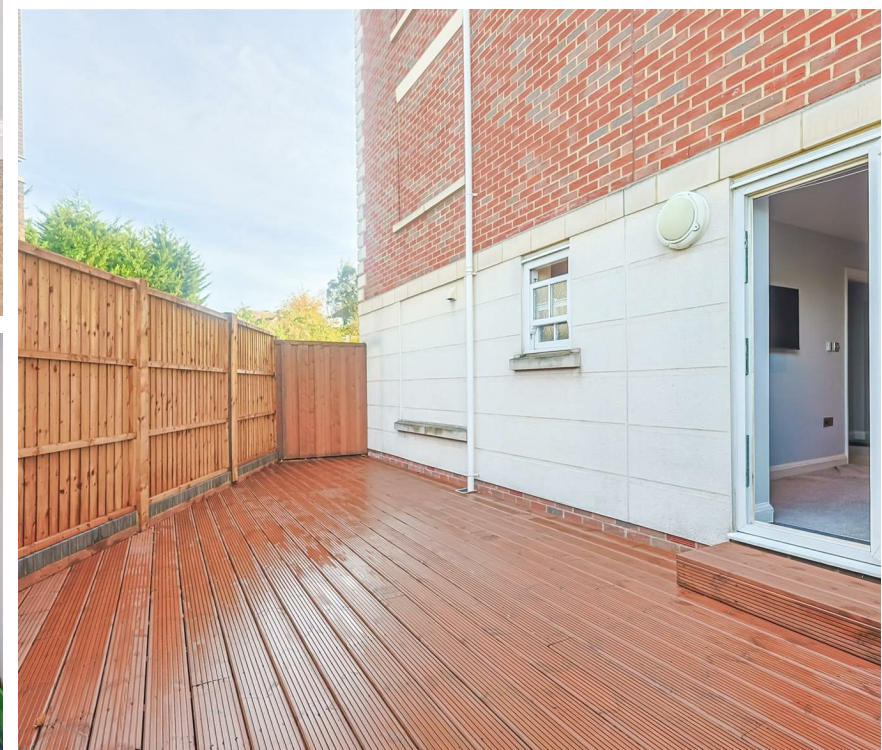
### Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

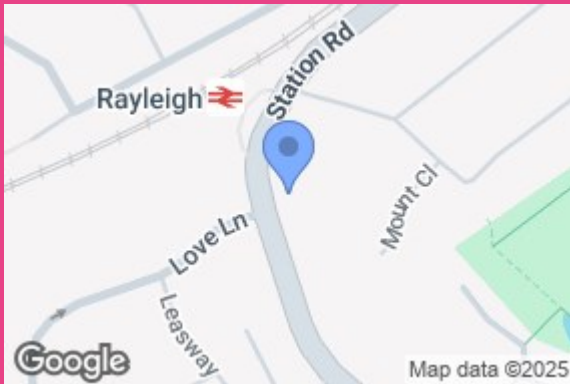
Tenure - Leasehold

Council Tax Band - C





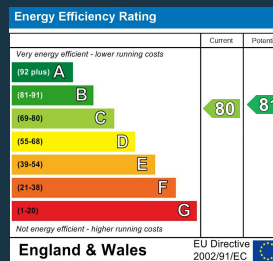




## GROUND FLOOR



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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