



## CROWN HILL

RAYLEIGH, SS6 7HQ

**OFFERS IN EXCESS OF £335,000**  
LEASEHOLD

**\*\* SIMPLY STUNNING TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT BOASTING ALLOCATED OFF-STREET PARKING AND A VAST COMMUNAL GARDEN. BOASTING LUXURY INTERIORS AND AN ULTRA CONVENIENT LOCATION CLOSE TO RAYLEIGH TRAIN STATION AND AMENITIES \*\***

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Stunning and stylish two double bedroom first floor apartment
- Located in an elegant development of five apartments
- Expansive and well maintained communal garden to the rear
- Allocated off-street parking to the front of the property
- Luxury kitchen with marble work surfaces
- Under-floor heating throughout
- Sumptuous Juliet Balcony overlooking the rear garden
- Extensive 123 year lease
- Perfect commuter location within easy reach of Rayleigh Train Station
- Close to the thriving Rayleigh High Street



Welcome to Garden View – a truly exceptional two-bedroom first floor apartment nestled in the heart of Rayleigh. Designed for modern living with an unmistakable touch of luxury, this beautifully appointed home offers both style and substance in equal measure.

Perfectly positioned for commuters, the home is just moments from Rayleigh Station, offering direct access into Central London, while Rayleigh High Street is also within easy walking distance. Here you'll find a vibrant array of shops, restaurants, and everyday amenities, making this an unbeatable location for convenience and lifestyle.

Set within an exclusive, high-end development, every detail has been thoughtfully crafted – from the solid oak staircase in the impressive communal entrance hallway to the beautifully landscaped and secluded communal garden, providing a tranquil retreat from city life.

Inside, the apartment continues to impress. The spacious open-plan lounge, kitchen, and dining area is a true showstopper – flooded with natural light and finished to the highest standard. Karndean flooring runs seamlessly throughout, along with underfloor heating. No expense has been spared by the developer in creating a home of both elegance and comfort.

Both bedrooms are generous doubles, offering ample space and excellent storage, while the stunning shower room features striking herringbone-style tiling for a sleek, contemporary finish.

This is more than just an apartment – it's a lifestyle choice. Sophisticated, serene, and superbly located, Garden View is ready to welcome you home.

## Two Bedroom First Floor Apartment

### Entrance Hallway

Karndean herringbone wood flooring with under floor heating. Large walk in storage cupboard. Plastered ceiling with inset LED spotlighting.

### Open Plan Lounge/Kitchen/Diner

Double glazed French doors onto Juliette balcony with full height glass side screens. Plastered ceiling with inset LED spotlighting. Feature wood stripped media wall. Karndean herringbone wood flooring with under floor heating. A stunning custom fitted contemporary matt finish base and eye level units incorporating marble granite worksurface with complementary upstand. Inset sink drainer. Integrated twin eye level electric oven. Induction hob with built in extractor. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine.

### Bedroom One

Double glazed window to rear aspect. Plastered ceiling with inset LED spotlighting. Under floor heating.



### Bedroom Two

Double glazed window to rear aspect. Plastered ceiling with inset LED spotlighting. Under floor heating.

### Luxury Shower Room

Obscure double glazed window to rear aspect. A three piece suite comprising walk in shower cubicle with thermostatic shower and feature herringbone tiled marble walls, inset wash hand basin with matt black mixer tap and high gloss vanity storage and back to wall wc. Heated towel radiator. Herringbone marble effect tiled flooring. Complementary marble effect tiled walls.

### Allocated Off-Street Parking

### Expansive Communal Garden

The property has landscaped communal gardens with block paved pathway and patio providing access to own outbuilding with individual storage shed. Brick built BBQ. Outdoor seating.

### Agents Note

The property is built to a very high specification incorporating the latest smart technology throughout such as app controlled heating and lighting, under floor heating, CCTV installed at all main entry points, Cat six integrated with Sky Q and high speed Broadband, integral video and fob entry system.

Managing Agent: Wilsonwood Properties Ltd

Lease 125 years commencing 27th January 2023.

Service Charge: £2,231.25 per annum. (£185.92 per month)

Ground Rent : Nil.

The property is two years old with a building warranty still in place. (as of 2025)

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### ADDITIONAL INFORMATION

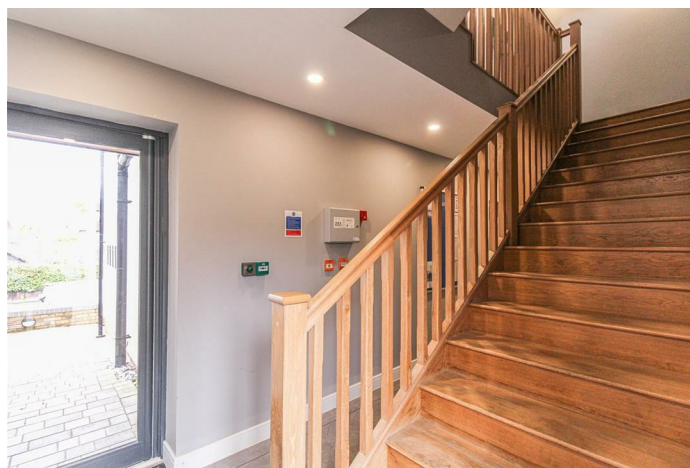
**Local Authority** – Rochford Borough Council

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 853.00 sq ft

**Tenure** – Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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