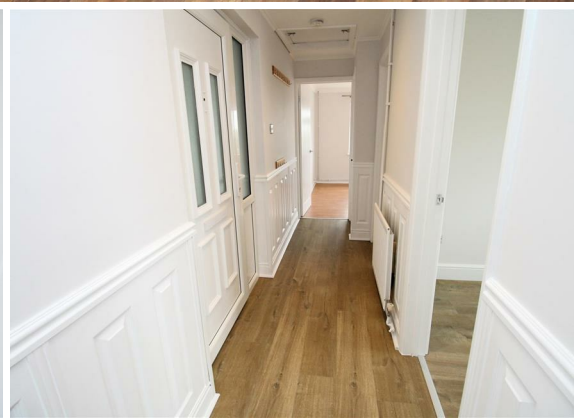




2 Bedroom second floor flat ideally located for Erith town centre, zone 6 station and all amenities. Available for immediate move in. Call now to view.

£1500pcm



Hazell Holland
SALES & LETTINGS

69 Bexley Road
Erith
Kent
DA8 3SW

Communal Hallway

Part glazed communal door leading to stairs to second floor.

Entrance Hall

Part double glazed entrance door with opaque double glazed window to side. Wood laminate flooring. Radiator. Coved ceiling. Dado rail. Built-in storage cupboard.

Lounge/Diner/Kitchen

16'6 x 12'4 (5.03m x 3.76m)

Double glazed window to rear. Range of wall and base units with built-in oven, hob and extractor fan with integrated fridge/freezer and washing machine. Single drainer sink unit mixer tap. Tiled splash back. Radiator. Vinyl flooring.

Bedroom One

10'9 x 10'7 to wardrobe (3.28m x 3.23m to wardrobe)

Double glazed window to front with. Wood laminate flooring. Coved ceiling. Radiator. Fitted sliding door wardrobes.

Bedroom Two

9'8 x 7'8 (2.95m x 2.34m)

Double glazed window to side with. Wood laminate flooring. Radiator.

Shower Room

9'2 x 5' (2.79m x 1.52m)

Opaque double glazed window to side. Vinyl floor. Chrome heated towel rail. Wall cabinet. Shower cubicle with twin shower heads. Vanity hand wash basin. Low level w.c.



2



1



1



C



Hazell Holland offer in Bexley Road in the charming area of Erith, this newly refurbished purpose-built second floor flat offers a delightful living space perfect for modern living. Spanning an area of 495 square feet, the property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room that seamlessly integrates with a contemporary lounge kitchen. This inviting space is equipped with essential appliances, including an oven, hob, extractor fan, washing machine, and fridge freezer, ensuring that all your culinary needs are met with ease.

The flat boasts a well-appointed shower room, providing a comfortable retreat for relaxation. The property has been thoughtfully updated, combining classic charm with modern conveniences, making it a perfect choice for those looking to move in without the hassle of renovations.



Location is key, and this flat does not disappoint. Situated close to Erith town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. For those who commute, the nearby train station offers excellent transport links to London and beyond. Additionally, the local leisure centre and park provide ample opportunities for recreation and relaxation, enhancing the appeal of this lovely home.

In summary, this flat on Bexley Road presents a wonderful opportunity to enjoy comfortable living in a vibrant community, with all the conveniences of modern life at your doorstep.

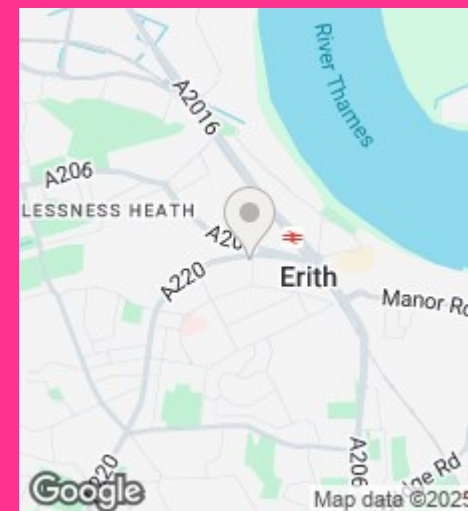
SECOND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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.
Made with Metropix 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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