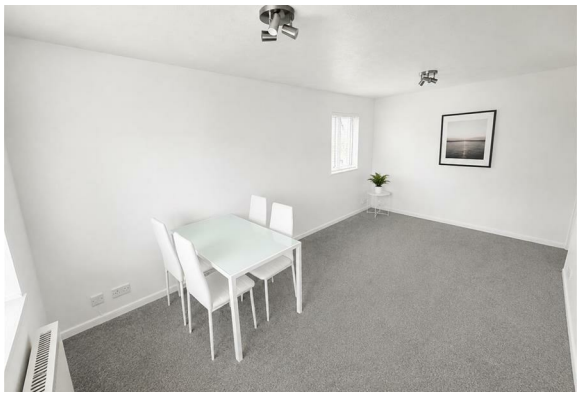


# Brimfield Road, Purfleet-On-Thames

Guide Price £160,000

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- Well-presented one-bedroom ground floor flat offering comfortable and convenient living.
- Large lounge/diner providing an impressive space for relaxing, entertaining and everyday life.
- Approximately 0.8 miles from Purfleet train station for easy commuting.
- Direct rail links to London Fenchurch Street making city access simple and efficient.
- Excellent A13 and M25 road connections ideal for commuters and motorists.
- Close to Lakeside Shopping Centre and retail parks for shopping, dining and leisure.
- 95-year lease remaining providing a strong ownership opportunity.
- Ground floor position offering easy access and added convenience.
- Perfect first-time buyer opportunity with excellent lifestyle appeal.
- Great investment potential thanks to location, transport links and local amenities.

## Guide Price £160,000-£200,000

# Well presented one bedroom ground floor flat in Purfleet offering spacious living, excellent transport links, 95-year lease, A13/M25 access and superb proximity to Lakeside Shopping Centre.

Welcome to Brimfield Road, Purfleet — a smartly presented one bedroom ground floor flat offering the perfect blend of comfort, convenience and commuter-friendly living. Whether you're a first-time buyer looking to make that all-important move onto the property ladder, a professional wanting an easy London connection, or an investor searching for a well-positioned opportunity, this property is definitely worth a closer look.

Located approximately 0.8 miles from Purfleet train station, this home is ideal for those who like their commute simple and their weekends stress-free. With direct rail links into London Fenchurch Street, reaching the heart of the capital is refreshingly straightforward — meaning more time enjoying life and less time watching the clock.

Step inside and you'll find a welcoming home that has been well presented throughout, featuring a generous lounge/diner that provides the perfect space for relaxing, entertaining friends, or creating your own stylish living environment. Whether it's cosy evenings in, dinner parties, or simply putting your feet up after a busy day, this room is ready for whatever your lifestyle demands.

The fitted kitchen offers a practical space for everyday cooking, while the comfortable bedroom provides a peaceful retreat away from the hustle and bustle. The bathroom completes this well-balanced apartment, creating a home that is both functional and easy to maintain.

Being a ground floor apartment adds another layer of convenience, making everyday living that little bit easier and appealing to a wide range of buyers.

Location is where this property really shines. For those who enjoy retail therapy, dining out and weekend adventures, Lakeside Shopping Centre and nearby retail parks are easily accessible, providing everything from fashion and food to entertainment and home essentials. For drivers, the property also benefits from excellent access to the A13 and M25 road networks, making journeys throughout Essex, London and beyond much simpler.

Offered with a 95-year lease, this is a fantastic opportunity to secure a well-located property in a popular and connected area.

Brimfield Road is the type of home that ticks the boxes buyers often search for — convenient transport, excellent local amenities, comfortable living space and a location that keeps you connected. The only question is… will you be the one who gets there first?







THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/145-brimfield-road-purfleet-on-thames-rm19-1rq/5517200

Service Charge: tbc
Annual Ground Rent: tbc
Length of Lease: tbc

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

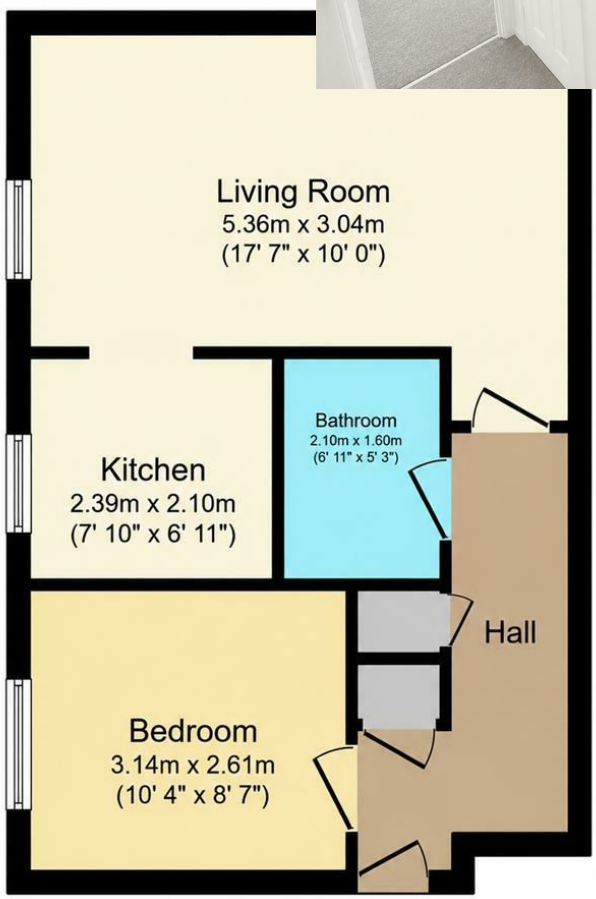
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.






Ground Floor

**Colubrid.co.uk**



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