



- LUXURY FIRST FLOOR FLAT
- SUPERB OPEN PLAN LOUNGE/KITCHEN
- TWO DOUBLE BEDROOMS
- LUXURY BATHROOM

### Flat 3 Coast, 387 London Road, Hadleigh, Benfleet, SS7 2BY

Guide Price £300,000

Welcome to COAST An exciting development close to Hadleigh Town Centre of just 4 luxury apartments. This TWO BEDROOM SECOND FLOOR FLAT with DISTANT ESTUARY VIEWS offers exceptional accommodation including an OPEN PLAN LOUNGE/KITCHEN, TWO DOUBLE BEDROOMS and LUXURY SHOWER ROOM.



## Property Description

### ENTRANCE HALL

Entrance door leads to the entrance hall. Double radiator. Inset ceiling spotlights. Security entryphone. Wood effect flooring.

### LOUNGE/KITCHEN

This good size room offers OPEN PLAN living with double glazed windows to the front and side with distant views towards the Thames Estuary. The kitchen area is well fitted with base units with work surfaces over and contrasting wood effect wall cupboards. One and a half bowl single drainer sink unit with a mixer tap over. Induction hob with an extractor cooker hood over and a built under oven. Space and plumbing for a washing machine. Wood effect flooring. Inset ceiling spotlights.

### BEDROOM ONE

Double glazed window to the side. Double radiator.

### BEDROOM TWO

Double glazed window to the side. Double radiator.

### BATHROOM

With a 4 piece white suite comprising a low level wc, vanity hand wash basin with cupboards under. Panelled bath with a mixer tap and shower attachment and a separate shower cubicle.

### OFF STREET PARKING

Parking for one vehicle in the ground floor car park.





#### GENERAL

Tenure Leasehold

125 year new lease.

Service Charge £1524.90 per annum

Ground Rent £0

Castle Point Borough Council

Council Tax Band TBC



Approx Gross Internal Area  
60 sq m / 651 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		

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